



\$ 210,000



640 E Well St, Mohave Valley, AZ 86440

- » Beds: 3 | Baths: 2 Full
- » MLS #: 040254
- » Mobile/Manufactured | 960 ft² | Lot: 5,227 ft²
- » More Info: [640EWellSt.IsForSale.com](https://www.640EWellSt.IsForSale.com)



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Black Mountain Valley Realty
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Welcome to this super cute and tastefully updated Willow Valley home, offering the perfect blend of comfort, recreation, and investment potential. This charming property features three bedrooms, two full bathrooms, and a bright, inviting interior with thoughtful updates throughout, making it move-in ready from day one. Enjoy Arizona's beautiful weather from the covered patio, while the enclosed carport provides additional covered parking, storage, or flexible use space. The home's permitted expansion and improvements offer added peace of mind, and with Mohave County approval, the property may be eligible for conversion to a single-family residence. Located in the highly desirable Willow Valley community, owners enjoy access to a private marina and sandy beach on the Colorado River, providing endless opportunities for boating, fishing, swimming, jet skiing, paddleboarding, and relaxing by the water. Whether you're looking for a full-time residence, vacation getaway, or income-producing short-term rental, this property offers exceptional versatility. Conveniently located near Laughlin casinos, restaurants, shopping, off-road trails, golf courses, and all the outdoor recreation the Colorado River area has to offer. This is an outstanding opportunity to own an affordable river-area retreat in one of Mohave County's most sought-after waterfront communities. Seller is a licensed Realtor in the State of AZ.

