

# Spacious Home on 10+ Scenic Acres in Mountain Lakes

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



## Property Address

4880 Compass Way  
Bluff Dale, Texas 76433

## Property Description

**Come see this hill country home on 10+ acres with amazing views!** Seclusion with incredible views from every window of this 3 bedroom, 2 ½ bath home sitting on 10+ scenic acres. Inviting open concept floor plan, formal dining, second living area, breakfast area, spacious bar, huge utility, custom cabinetry, decorative lighting, gas fireplace, and quality finishes throughout. Master suite has walk in shower with bench, double sinks, relaxing jetted tub, and spacious closet. Impeccable landscaping, sprinkler system, water well, 2-stall barn with alley, tack/feed room, water, & electricity. The pasture is fenced with 6 strand slick wire for your horse or cattle. This property has everything you need and is perfect for entertaining or for relaxing on the sprawling back porch to enjoy the view!

The home is centrally located within 20 minutes of Glen Rose, Granbury, and Stephenville and just an hour from Fort Worth. This development offers access to two private lakes: a fishing lake designed by Jimmy Houston and a large recreational lake with boat dock and nearby park with play equipment for children. Community amenities include a swimming pool with picnic area, RV storage and camping area, along with a community clubhouse. When you see this home, you will not want to leave! For additional information contact Paula at 254-485-3621.

## Property Highlights

- Price: \$349,900.00
- Acres: 10.04
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Lake Property w/House



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## LOCATION:

- Mountain Lakes in Bluff Dale, TX
- 1 ½ hours to DFW Airport
- Bluff Dale ISD

## PROPERTY FEATURES:

- 10.04 Scenic Acres with Spectacular Rock Home
- Amazing Views Outside the City Limits
- Upscale Subdivision
- Impeccable Landscaping with Sprinkler System
- Fenced Pasture with 6-Strand Slick Wire
- Access to Mountain Lakes Community Amenities
  - 2 Private Lakes (1 Recreational & 1 Fishing)
  - Club House, Swimming Pool, & Pavilion
  - Parks, Playground, & Picnic Facilities
- Barn & Storage Shed
- HOA dues: \$295/year

## HOME/IMPROVEMENTS:

- 2,537 Sq Ft Spacious Rock Home with Incredible Views
  - 3 Bedrooms, 2 ½ Baths, 2 Garage Spaces
  - Multiple Living Areas
  - Spacious Bar & Custom Cabinetry
  - Master Suite: Walk-In Shower with Bench, Dual Sinks, Jetted Tub, Spacious Closet
- 25' x 40' Barn/Shed
  - 2-Stalls with Alley
  - Tack/Feed Room
  - Electricity & Water
- Storage Shed

## UTILITIES:

- Well & Septic

## TERRAIN:

- Rolling Hills
- Wooded

## Driving Directions

From Bluff Dale take FM 2481/Holt St. to entry of Mountain Lakes at lighthouse. Turn right on Compass Way. Sign on right.

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Bluff Dale

1188

3106

Holt St

377

4880 Compass Way

Church Hwy

7818 ft

2481

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## Customer Full Residential

MLS#: 13355130 N      Active      [4880 Compass WAY](#)      Bluff Dale      76433-4208      LP:      \$349,900



Category: Residential	Type: RES-Single Family	Orig LP: \$349,900
Area: 78/4	Also for Lease: N	
Subdv: Mountain Lks Sec 2	Lease MLS#:      Lst \$ / SqFt: \$137.92	
County: Erath	Lake Name:      Legal:      ACRES: 10.040	S6760 MOUNTAIN LAKES SECTION TW
Parcel ID: R000067333	Plan Dvlpmnt:      Unexempt Taxes: \$3,930	
Lot: 271-R	Block:      MUD Dst: No	
Multi Prc: No		

Bedrooms: 3	Tot Baths: 2.1	Liv Areas: 2	Stories: 2
Fireplaces: 1	Full Baths: 2	Dining Areas: 2	Pool: No
	Half Baths: 1		

SqFt: 2,537 / Owner	Yr Blt: 2003 / Preowned
# Gar Spaces: 2	# Carprt Spccs: 0
Garage Size: 22 x 23	HOA: Mandatory
Acres: 10.040	Lot Dimen:      Cvrd Park: 2
Hdcp Am: No	HOA Dues: \$295 / Annual
	Will Subdiv: No
Accessory Unit:	Accessory Unit Type:

School Dist: Bluff Dale ISD  
 Elementary School: Bluffdale      Middle School: Bluffdale      High School: Stephenvil

Living Room: 17 x 14 / 1	Kitchen: 16 x 16 / 1	Breakfast Bar, Built-in Cabinets, Solid Surface/Non-Natural Type, Walk-in Pantry
Breakfast Room: 9 x 9 / 1	Dining Room: 13 x 11 / 1	
Utility Room: 18 x 7 / 1	Study/Den: 20 x 11 / 2	
		Built-in Cabinets, Dryer Hookup- Electric, Farm Sink, Linen Closet, Room for Freezer, Separate Utility Room, Washer Hookup
Bedroom: 11 x 14 / 2	Bedroom: 12 x 14 / 2	Built-in Cabinets, Split Bedrooms, Walk-in Closets
Master Bedroom: 17 x 13 / 1		Built-in Cabinets, Split Bedrooms, Walk-in Closets
		Custom Closet System, Dual Sinks, Jetted Tub, Linen Closet, Separate Shower, Walk-in Closets

Housing Type: Single Detached	Fireplace Type: Blower Fan, Gas Logs, Metal Box
Style of House: Contemporary/Modern, Ranch	Kitchen Equipment: Built-in Microwave, Dishwasher, Disposal, Range/Oven-Electric, Refrigerator, Water Line to Refrigerator
Lot Size/Acreage: 10 Acres to 100 Acres	Alarm/Security: Smoke Detector
Lot Description: Acreage, Heavily Treed, Horses Permitted, Landscaped, Lrg. Backyard Grass, Pasture, Some Trees, Subdivision, Tank/ Pond	Flooring: Carpet, Ceramic Tile
Exterior Features: Covered Porch(es), Gardens, Gutters, Patio Open, Sprinkler System, Stable/Barn, Storage Building	Heating/Cooling: Central Air-Elec, Central Heat-Elec, Propane
Soil: Unknown	Energy Efficiency: Ceiling Fans, Double Pane Windows, Electric Water Heater
Construction: Rock/Stone	Green Features: Drought Tolerant Plants
Foundation: Slab	Green Certification:      Handicap Amenities:      Special Notes: Aerial Photo, Deed Restrictions
Roof: Composition	Proposed Financing:      Possession: Closing/Funding
Backyard Pool Feat:      Type of Fence: Cross Fenced	HOA Includes: Full Use of Facilities, Maintenance of Common Areas
Parking/Garage: Attached, Front, Garage Door Opener	Complex Apprvd For:      HOA Includes: Full Use of Facilities, Maintenance of Common Areas
Street/Utilities: Aerobic Septic, All Weather Road, Asphalt, Well	
Common Features: Boat Ramp, Campground, Club House, Community Dock, Community Pool, Park, Playground, Private Lake/Pond, RV Parking	
Interior Features: Bay Windows, Built-in Wine Cooler, Cable TV Available, Decorative Lighting, High Speed Internet Available, Sound System Wiring, Water Softener, Wet Bar, Window Coverings	

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Public Driving Directions: From Bluff Dale turn onto FM2481 to Mountain Lakes entry @ Lighthouse. Turn R on Compass Way, see sign on Right.

List Office Name: Dickerson Real Estate      List Agent Name: PAULA DONAHO

Prepared By: PAULA DONAHO / Dickerson Real Estate on 2016-04-12 14:29

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Building 1

Size Selected: 700x640



