

# Spectacular Home in Beautiful Mt. Lakes

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



## Property Address

1230 Bluegill Ridge  
Bluff Dale, Texas 76433

## Property Description

**Immaculate home with excellent open floor plan!** Come see this spacious 4-6 bedroom home with 3 ½ baths and a 3-car garage that's perched upon a high point in beautiful Mountain Lakes. The house sits on a quiet street that borders a large ranch and is perfect for a large family – great for entertaining. Home has a dream kitchen with granite countertops, stainless gas range, island, bar, and abundant cabinetry. The spacious master suite has a luxurious bath retreat with an adjoining laundry. Upstairs you will find 3 spacious bedrooms, 2 baths, 2 additional large living areas (possible game room, sewing room, or future media room), plus a bonus room that is unfinished and ready for the buyer's touch. **For additional information contact Paula Donaho at 254-485-3621.**

### Location

- [Mountain Lakes](#) in [Bluff Dale, TX](#)
- 1 ½ hours to DFW Airport
- [Bluff Dale ISD](#)

### Property Features

- Spectacular Home on 1.22 Acres in Upscale Subdivision
- Amazing Views Outside the City Limits
- Access to Mountain Lakes Community Amenities
  - 2 Private Lakes (1 Recreational & 1 Fishing)
  - Club House, Swimming Pool, & Pavilion
  - Parks, Playground, & Picnic Facilities
- HOA dues: \$295/year

## Property Highlights

- Price: \$417,000
- Acres: 1.22
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property



Paula Donaho  
pauladonaho@gmail.com  
254-485-3621  
150 N. Harbin Dr.  
Stephenville, TX 76401  
PaulaDonaho.com



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## House/Improvements

- 4 Bedrooms, 3 ½ Baths, 3 Garage Spaces, 3 Living Areas
- 4,506 SF plus an Unfinished Bonus Room
- Storage Building: 240 SF

## Utilities

- Community Water
- Septic

## Terrain

- Rolling Hills
- Wooded

## Driving Directions

From Bluff Dale, take FM 2481 south to the Lighthouse entry of Mountain Lakes, R on Compass Way, L on Beacon Lake, R on Skyline, R on Jimmy Houston Way, R on Blue Gill Ridge - at stop sign, Y to the right and see home at end near cul-de-sac.





Parcel



## Customer Full View

MLS#: **13631202**   **N**   **Active**   **1230 Bluegill RDG**   **Bluff Dale**   **76433-4336**   LP:   **\$417,000**



Category: **Residential**   Type: **RES-Single Family**   Orig LP: **\$417,000**  
 Area: **78/4**   Also for Lease: **N**  
 Subdv: **Mountain Lakes Sec 04**   Lease MLS#:   Lst \$ / SqFt: **\$92.54**  
 County: **Erath**   Lake Name:   **ACRES: 1.220 S6766 MOUNTAIN LAKES SECTION FOUR**  
 Parcel ID: **R000071157**   Plan Dvlpmnt:   **Unexempt Taxes: \$5,354**  
 Lot: **1171**   Block:   **No**  
 Multi Prcl: **No**   MUD Dst: **No**

Bedrooms: **4**   Tot Baths: **3.1**   Liv Areas: **3**   Stories: **2**  
 Fireplaces: **1**   Full Baths: **3**   Dining Areas: **2**   Pool: **No**  
 Half Baths: **1**

SqFt: **4,506 / Appraiser**   Yr Blt: **2006 / Preowned**  
 # Gar Spaces: **3**   # Carprt Spccs: **0**   Cvrdr Park: **3**  
 Garage Size: **20 x 31**   HOA: **Mandatory**   HOA Dues: **\$295 / Annual**  
 Acres: **1.220**   Lot Dimen:   Will Subdiv: **No**  
 Hdcp Am: **No**

Accessory Unit:

Accessory Unit Type:

School Dist: **Bluff Dale ISD**  
 Elementary School: **Bluffdale**

Middle School: **Bluffdale**

High School: **Stephenvil**

**Living Room:**   **22 x 20 / 1**   **Kitchen:**   **13 x 15 / 1**   **Breakfast Bar, Built-in Cabinets, Island, Natural Stone/Granite Type, Walk-in Pantry**  
**Utility Room:**   **9 x 6 / 1**   **Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area, Linen Closet, Room for Freezer, Separate Utility Room, Sink in Utility, Washer Hookup**   **Master Bedroom:**   **19 x 14 / 1**   **Jetted Tub, Separate Shower, Separate Vanities, Walk-in Closets**  
**Library/Study:**   **12 x 13 / 1**   **Breakfast Room:**   **16 x 9 / 1**  
**Bedroom:**   **13 x 14 / 2**   **Split Bedrooms, Walk-in Closets**   **Other:**   **9 x 6 / 2**  
**Bedroom:**   **12 x 14 / 2**   **Split Bedrooms, Walk-in Closets**   **Bedroom:**   **13 x 16 / 2**   **Split Bedrooms, Walk-in Closets**  
**Living Room:**   **19 x 19 / 2**   **Game Room:**   **20 x 17 / 2**  
**Extra Storage Roo** **19 x 12 / 2**   **Unfinished Bonus Room**

Housing Type: **Lake House, Single Detached**   Fireplace Type: **Blower Fan, Wood Burning**  
 Style of House: **Ranch, Traditional**   Kitchen Equipment: **Built-in Icemaker, Dishwasher, Disposal, Range/Oven-Gas, Refrigerator, Water Line to Refrigerator**  
 Lot Size/Acreage: **1 Acre to 2.99 Acres**   Alarm/Security: **Carbon Monoxide Detector, Smoke Detector**  
 Lot Description: **Acreage, Heavily Treed, Landscaped, Lrg. Backyard Grass, Subdivision**   Flooring: **Carpet, Ceramic Tile, Wood**  
 Exterior Features: **Balcony, Covered Porch(es), Gutters, Patio Covered, Storage Building**   Heating/Cooling: **Central Air-Elec, Central Heat-Elec**  
 Soil: **Unknown**   Energy Efficiency: **Ceiling Fans, Programmable Thermostat**  
 Construction: **Fiber Cement, Rock/Stone**   Green Features: **Drought Tolerant Plants**  
 Foundation: **Slab**   Green Certification:   **Aerial Photo, Deed Restrictions, Survey Available**  
 Roof: **Composition**   Handicap Amenities:   **Cash, Conventional, FHA, Other, VA**  
 Backyard Pool Feat: **Partially Fenced**   Special Notes: **Closing/Funding**  
 Type of Fence: **Attached, Garage Door Opener, Side**   Proposed Financing: **Full Use of Facilities**  
 Parking/Garage: **Aerobic Septic, All Weather Road, Asphalt, Co-op Water, HOA Includes:**  
 Street/Utilities: **Individual Water Meter, Outside City Limits**  
 Common Features: **Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path, Park, Playground, Private Lake/Pond, RV Parking**   Complex Apprvd For:  
 Interior Features: **Bay Windows, Decorative Lighting, High Speed Internet Available, Window Coverings**

Property Description: **IMMACULATE HOME! EXCELLENT OPEN FLOOR PLAN - Spacious 4-6 bedroom home, 3.5 baths and 3 car garage perched upon a high point in Beautiful Mountain Lakes. Dream kitchen w~granite counters, stainless gas range, island, bar and abundant cabinetry. Spacious master suite w~luxurious bath retreat and adjoining laundry. Upstairs you will find 3 spacious bedrooms, 2 baths, 2 additional large living areas, one could be game room, sewing room or future media room, also a bonus room that is unfinished and ready for buyer's touch. Every window shows off a variety of mature trees and beautiful views this home offers. Great for a large family or perfect retreat. Sitting on a quiet street and borders a large ranch.**  
 Public Driving Directions: **FM2481 to Lighthouse entry of Mountain Lakes, R on Compass Way, L on Beacon Lake, R on Skyline, R on Jimmy Houston Way, R on Blue Gill Ridge, at stop sign Y to the right and see home at end near cul de sac.**

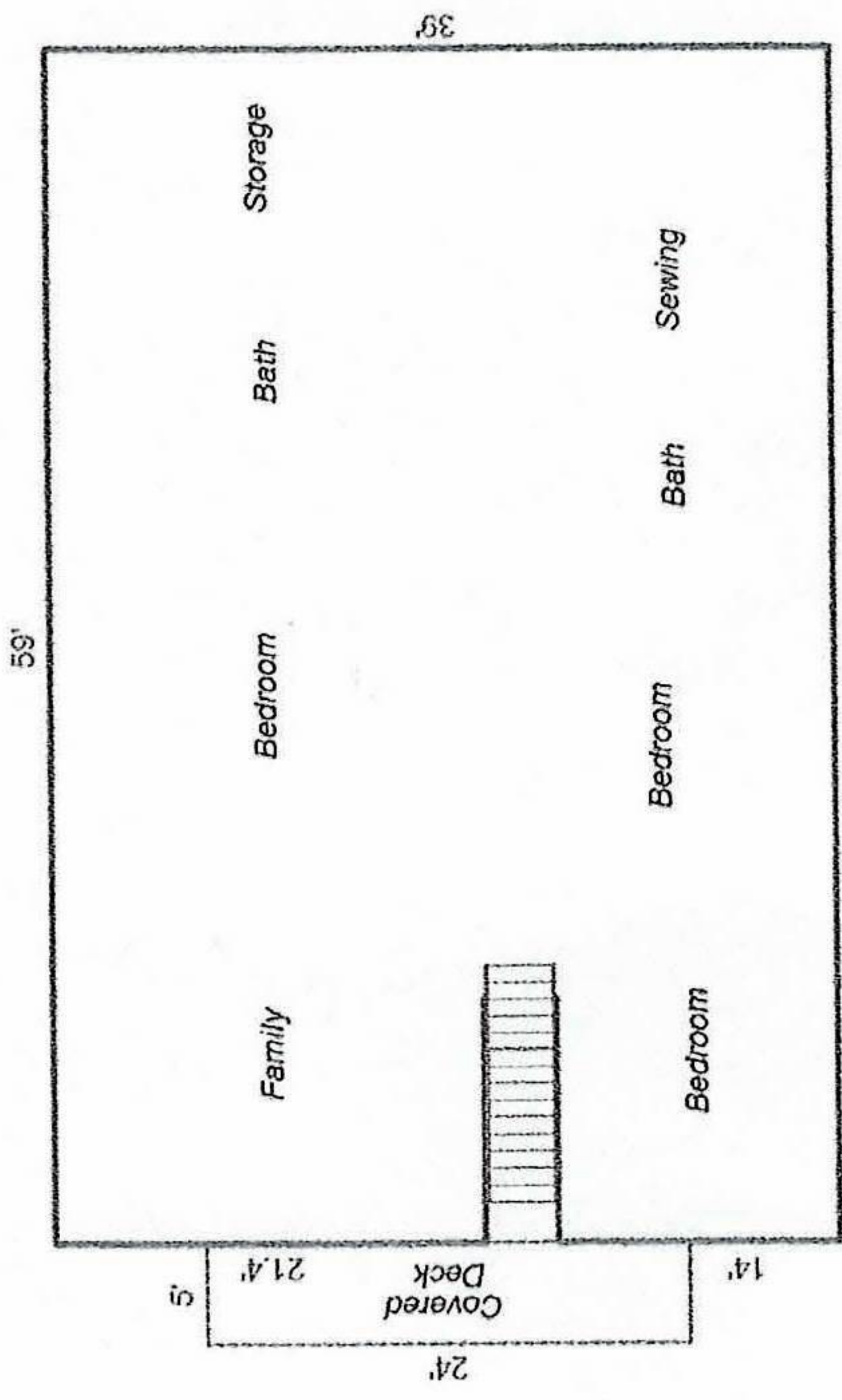
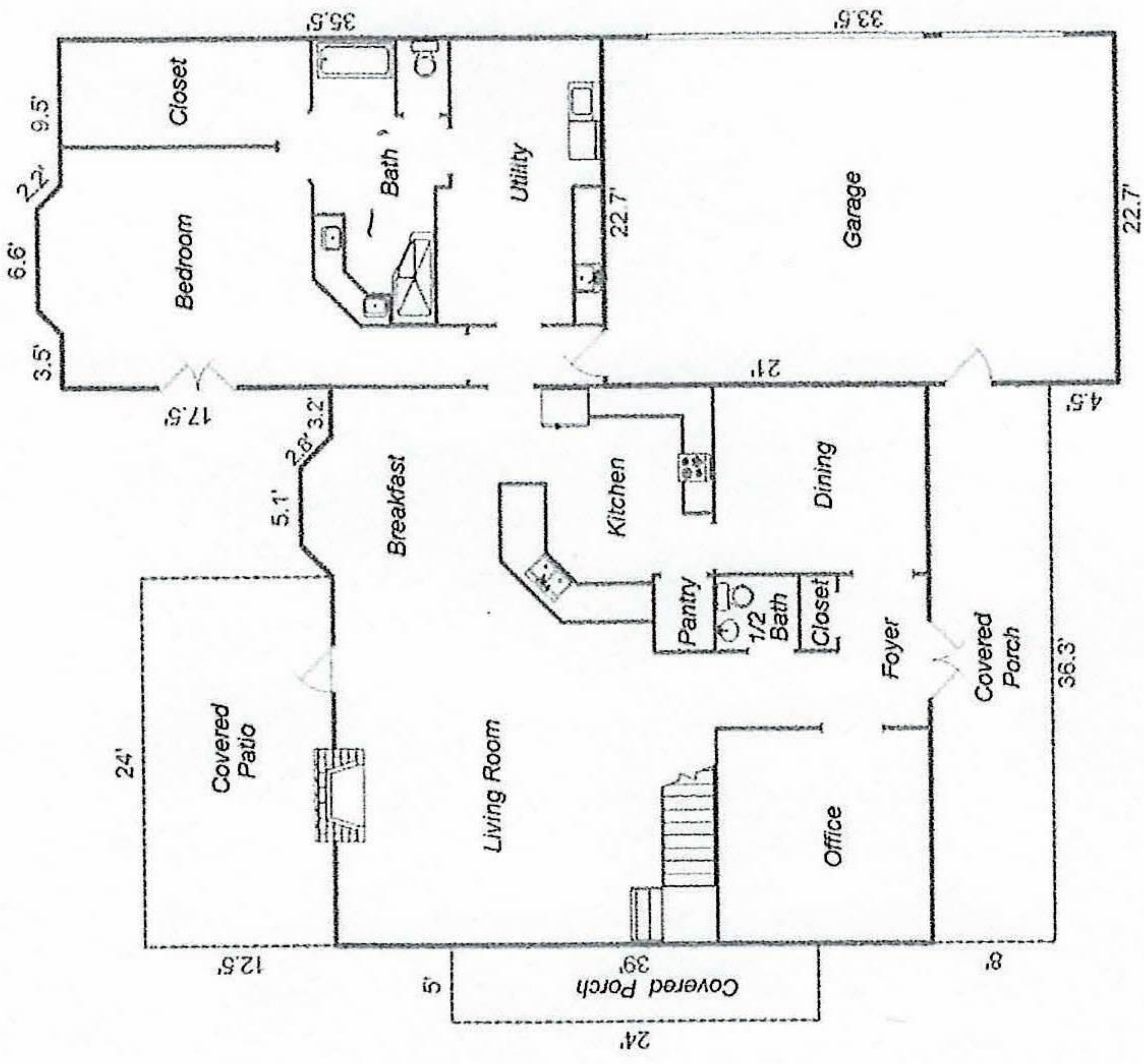
List Office Name: **Dickerson Real Estate**

List Agent Name: **PAULA DONAHO**

Prepared By: **DAVE DICKERSON / Dickerson Real Estate on 2017-06-26 15:40**

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**EUGENE ANGERMANN**  
Texas Registered Professional  
Land Surveyor  
P. O. Box 2030  
Stephenville, Texas 76401  
PHONE 254 977 4055 FAX 254 965 6884

COUNTY OF ERATH : Plat of Lot 1171 of Mountain Lakes, Section Four, Phase Two, an Addition in Erath County, Texas, according to the plat thereof recorded in Plat Cabinet A, Slide 364, Plat Records, Erath County, Texas.



50 Bluegill Ridge  
Hill Dale, Texas 76433  
(60' ROW)

Donald W. Loomis, Jr. and  
Mary Lynn Loomis,  
to  
George Downs and  
Polly Downs,  
LOT 1171  
GF # 12-C-2522  
1.22 ACRES

**MOUNTAIN LAKES**  
**SECTION FOUR**  
**PHASE TWO**  
Flat:  
Cabinet A, Slide 364  
Plat Records, Erath Co., Texas.

Surveyed on the ground: DEC. 19, 2012

Eugene Angermann, Texas Registered Professional Land Surveyor No. 1579.

RE:  
NFTP map number or  
community-panel number  
48143C 03250  
Erath County, Texas,  
Revised: 11/16/2011  
NONE OF THIS TRACT  
WITHIN ZONE "A" or "Y"  
(special flood hazard area)

Thirty foot building line along streets; twenty foot rear building setback; Five foot building set back along all side lot lines; Five foot utility easement along all rear and side lot lines; Twenty foot utility/slope easement adjacent all right of ways; Thirty foot drainage easement extends Fifteen feet from the centerline of any and all existing creeks, gullies, ravines, draws, sloughs, or other natural drainage courses; per plat recorded in Plat Cabinet A, Slide 364, Plat Records, Erath County, Texas.

Thirty foot building set back along front; Five foot building set back along side lot lines; utility easements; per restrictions recorded in Volume 1145, Page 759, Real Property Records, Erath County, Texas.

Easement dated May 24, 2002, to Erath County Electric Cooperative Association, from David Cleveland, recorded in Volume 107/8, page 996. Deed Records of Erath County, Texas.

Utility Service Provider Notice dated January 7, 2005, executed by Bluegreen Southwest One, L.P., as Seller and Donald W. Loomis, Jr., and Mary Lynn Loomis, as Purchasers, recorded in Volume 1205, Page 466, Real Property Records of Erath County, Texas.

Certificate of OSSP Requiring Maintenance executed by Mary Lynn Loomis and Donald W. Loomis, Jr., dated July 13, 2005, recorded in Volume 1730 Page 610 Real Property Records of Erath County, Texas.

Notice of Filing of Deductory Instruments for Mountain Lakes dated March 12, 2006, executed by Property Owners Association of Mountain Lakes, filed May 12, 2006, recorded in Volume 1279, Page 530, Real Property Records of Earth County, Texas; Supplemental Notice dated November 8, 2006, recorded in Volume 1309, Page 221, Real Property Records of Earth County, Texas; and Second Supplemental Notice dated November 13, 2009, resolved under Document No. 2009-05-042. Official Public Records of Earth County, Texas.