

Spectacular Lakefront Home in Mt. Lakes

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



Property Address

490 Sunset Cove
Bluff Dale, Texas 76433

Property Description

WATERFRONT parklike 2.48 acres with commanding panoramic views. Come see this beautiful 4 bedroom, 3.1 bath with updates throughout. Home has a chef's dream kitchen: granite countertops, warming drawer, 5-star gas range, pot filler, stylish cabinets, and an island like no other. Floor to ceiling windows in the living area allow you to enjoy the outdoors without stepping outside. Hand scraped red oak floors, cathedral ceiling, rock wood burning fireplace, split bedrooms, study, and an extra living or formal dining room completes the elegance of this home, along with a spacious master suite with a beautiful bath and a doorway to the patio. A 4th bedroom/media room upstairs has an extraordinary view of the lake and pool from a private balcony. Play in your own backyard with an outdoor kitchen, wrap around porches, and a beautiful swimming pool. **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 Highlights

- Price: \$527,758.00
- Acres: 2.48
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property, Lakefront Property



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



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Property Features

- Spectacular Waterfront Home on 2.48 Acres
- Amazing Views Outside the City Limits
- Upscale Subdivision
- 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

House

- 4 Bedrooms, 3 ½ Baths, 3 Garage Spaces
- 3,542 Sq Ft with Red Oak Floors, Ceramic Tile, & Plantation Shutters
- Rock Stone with Metal Roof
- Kitchen: granite countertops, warming drawer, 5-star gas range, pot filler, stylish cabinets, & island
- Outside: Outdoor Kitchen, Inground Pool, Separate Spa/Hot tub, Wrap Around Porches

Terrain

- Rolling Hills & Wooded

Driving Directions

From Bluff Dale, turn head south on FM 2481 (Holt St.). Turn left at the lighthouse into Mountain Lakes Development. Turn right onto Compass Way, left onto Beacon Lake, right onto Skyline, right onto Jimmy Houston Way, right onto Overlook Ridge, and left onto Sunset Cove. Property on Right.

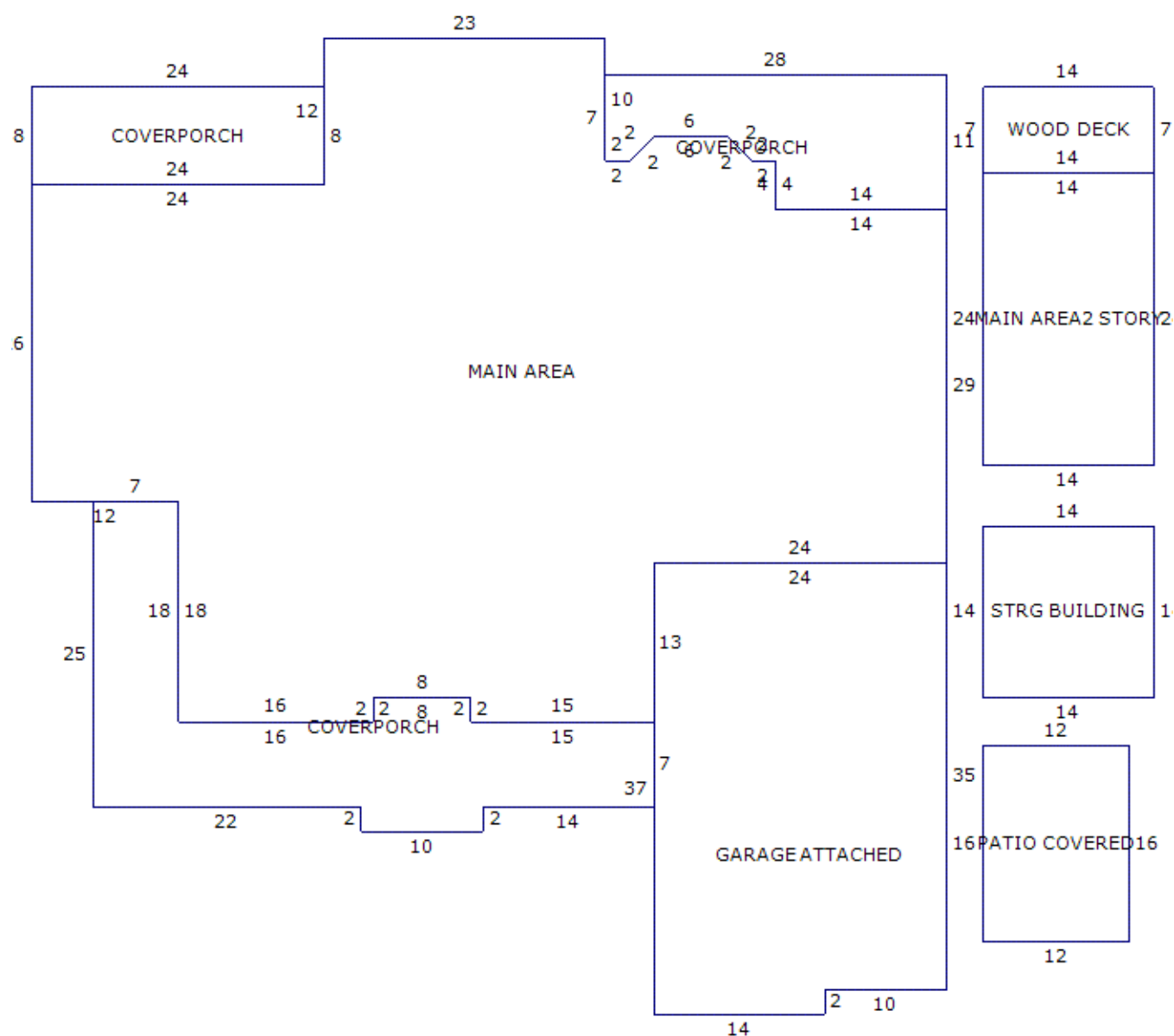
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Building 1

Size Selected: **700x700**



Customer Full Residential

MLS#: 13639210 N Active [490 Sunset CV](#) Bluff Dale 76433-4284 LP: \$527,758



Category:	Residential	Type:	RES-Single Family	Orig LP:	\$527,758
Area:	78/4	Also for Lease:	N		
Subdv:	Mountain Lakes	Lease MLS#:		Lst \$ / SqFt:	\$149
County:	Erath	Lake Name:			
Parcel ID:	R000071212	Plan Dvlpmnt:			
Lot: 1226R	Block:	Legal:	ACRES: 2.480	S6766 MOUNTAIN LAKES SECTION FOUR	
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$5,169

Bedrooms: 4	Tot Baths: 3.1	Liv Areas: 2	Stories: 2
Fireplaces: 1	Full Baths: 3	Dining Areas: 2	Pool: Yes
	Half Baths: 1		

SqFt:	3,542 / Appraiser	Yr Blt:	2005 / Preowned
# Gar Spaces:	3	# Carprt Spccs:	0
Garage Size:	35 x 22	HOA:	Mandatory
Acres:	2.480	Lot Dimen:	
Hdcp Am:	No		

Accessory Unit:

Accessory Unit Type:

School Dist: Bluff Dale ISD
Elementary School: Bluffdale

Middle School:

Bluffdale

High School:

Stephenvill

Study/Den: 13 x 14 / 1
Living Room: 24 x 21 / 1

Living Room: 21 x 12 / 1
Master Bedroom: 16 x 15 / 1

Dual Sinks, Garden Tub, Jetted Tub,
Separate Shower, Separate Vanities,
Sitting Area in Master, Walk-in Closets
Split Bedrooms, Walk-in Closets

Bedroom: 14 x 14 / 1 Built-in Cabinets, Split Bedrooms, Walk-in Closets

Bedroom: 20 x 16 / 2

Bedroom: 11 x 13 / 1 Split Bedrooms, Walk-in Closets

Kitchen: 14 x 13 / 1

Breakfast Bar, Built-in Cabinets, Island,
Natural Stone/Granite Type, Pot Filler,
Walk-in Pantry
Built-in Cabinets, Drip/Dry Area, Dryer
Hookup- Electric, Dryer Hookup- Gas,
Full Size W/D Area, Room for Freezer,
Separate Utility Room, Sink in Utility,
Washer Hookup

Breakfast Room: 6 x 13 / 1 Coffee Bar

Utility Room: 9 x 8 / 1

Housing Type: Lake House, Single Detached
Style of House: Traditional

Fireplace Type: Wood Burning
Kitchen Equipment: Built-in Microwave, Dishwasher, Disposal, Double Oven, Drop in Range/Oven - Gas, Plumbed For Gas in Kitchen, Range/Oven-Gas, Warmer Oven Drawer, Water Line to Refrigerator

Lot Size/Acreage: 1 Acre to 2.99 Acres

Alarm/Security: Exterior Security Light(s), Fire Sprinkler System, Smoke Detector
Flooring: Ceramic Tile, Wood

Lot Description: Acreage, Lake Front, Lake Front-Main Body, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision, Water/Lake View

Flooring:

Exterior Features: Attached Grill, Balcony, Covered Porch(es), Gardens, Gazebo/Pergola, Gutters, Mosquito Mist System, Outdoor Living Center, Patio Covered, RV/ Boat Parking, Sprinkler System, Storage Building

Heating/Cooling: Central Air-Elec, Central Heat-Elec

Soil: Unknown
Construction: Rock/Stone
Foundation: Slab
Roof: Metal

Energy Efficiency: Ceiling Fans, Double Pane Windows
Green Features: Drought Tolerant Plants
Green Certification:

Backyard Pool Feat: Diving, In Ground Gunite, Other, Separate Spa/Hot Tub
Type of Fence: Dog Run, None
Parking/Garage: Attached, Opener, Side
Street/Utilities: Aerobic Septic, All Weather Road, Asphalt, Co-op Water, Individual Water Meter, Outside City Limits, Well

Special Notes: Aerial Photo, Deed Restrictions, Survey Available
Proposed Financing: Cash, Conventional, FHA, VA
Possession: Closing/Funding, Negotiable
HOA Includes: Full Use of Facilities

Common Features: Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path, Playground, Private Lake/Pond, RV Parking
Central Vac, Decorative Lighting, Dry Bar, Flat Screen
Interior Features: Wiring, High Speed Internet Available, Plantation Shutters, Sound System Wiring, Vaulted Ceilings, Water Filter, Water Softener

Complex Apprvd For:

Property Description: WATERFRONT 2.48 park-like acres with commanding panoramic views. 4bdrm, 3.1 bath, beautiful updates through out. Chef's dream kitchen, granite, warming drawer, Five Star gas range, pot filler, stylish cabinets and island like no other. Floor to ceiling windows in living area allow you to enjoy the outdoors without stepping outside. Hand scraped red oak floors, cathedral ceiling, rock WB fireplace, split bedrooms, study, extra living or formal dining room. Spacious master suite, beautiful bath and doorway to patio. 4th bedroom or media upstairs has extraordinary view of lake and pool from private balcony. Outdoor kitchen, wrap around porches, beautiful swimming pool, fish, swim and play in your own backyard.

Public Driving Directions: From Bluff Dale, turn onto FM2481, turn left at lighthouse into Mountain Lakes Dev. Turn R onto Compass Way, L on Beacon Lake, R on Skyline, R on Jimmy Houston Way, R on Overlook Ridge and L on Sunset Cove. Property on Right.

List Office Name: Dickerson Real Estate

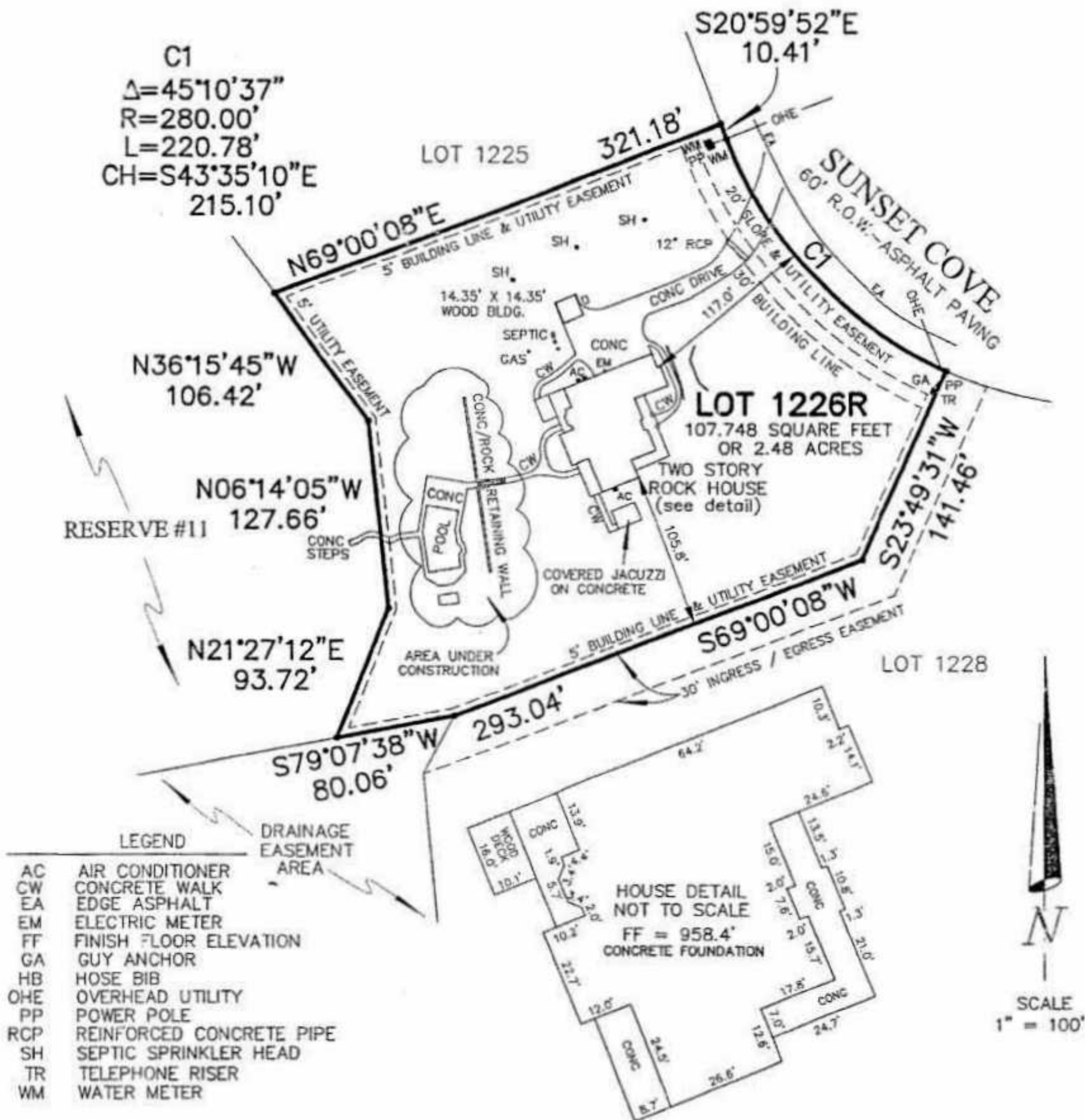
List Agent Name: PAULA DONAHO

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2017-07-07 18:24

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PROPERTY DESCRIPTION

Lot 1226R, Mountain Lakes, Section Four, Phase Two, according to the replat recorded in Cabinet B, Slide 7-B, Plat Records, Erath County, Texas.



NOTES:

1. This survey was prepared without the benefit of a Title Commitment, easements and other matters of record may exist that are not shown.
2. Bearing basis per plat of Mountain Lakes, Section Four, Phase Two, as recorded in Cabinet A, Slide 364, Plat Records, Erath County, Texas.
3. All corners are found 5/8 inch capped iron rods stamped "BHB INC".
4. Minimum finish floor = 945.00 feet (MSL) per recorded plat.
5. Rear building setback lines along all lots adjacent Reserve 11 will be 50 feet from 945 MSL elevation per recorded plat.

SURVEYOR'S CERTIFICATE

Sketch showing to the best of my knowledge and belief an accurate delineation of field surveys and office computations performed by me or under my supervision during the month of April, 2006.

Lon E. Whitten

Lon E. Whitten
RPLS No. 5893
Dated: April 18, 2006



Gayle C. Fletcher

1-7-15
1-7-15

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Baird, Hampton & Brown, Inc.
Engineering & Surveying

919 Hwy 377 East, Suite 5, Granbury, TX 76048 Tel:(817)579-7700 Fax:(817)579-7764 E-Mail:granbury@bhbinc.com

DRAWN BY:	LEW
CHECKED BY:	BHB
BHB PROJECT:	2005.500.050
DATE:	April 18, 2006