

Fantastic Home on 5+ Acres in Mt. Lakes

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



Property Address

820 Magic Valley
Bluff Dale, Texas 76433

Property Description

Take the scenic drive to this beautiful custom 3 bedroom. 2.5 bath home. Home has an open kitchen with everything you need and more - watch hummingbirds from your dining room table and soak in the wildlife. Home has large porches and balconies to view the star-filled nights and relax with your favorite beverage. Inside has two living areas (one with a fireplace) plus a master suite with a sitting area, fireplace, doorway to balcony, his and her sinks, and a large shower. Outside you will find a 30 x 40 shop with a rollup door, side door, and prepped for a shower. Fantastic setting in a great community with amenities to include a community pool, 2 private lakes, park, RV park, garden, walk trail, club house, and more. This is a must see!

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: \$339,500.00
- Acres: 5.001
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property



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Property Features

- 5.001 Acres with Spectacular Home & Panoramic Views
 - 3 Bedrooms, 2 ½ Baths, 2 Garage Spaces
 - Large Porches & Balconies
 - 30 x 40 Shop with Rollup Door with Electricity
- 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

Utilities

- Co-op Water
- Aerobic Septic

Driving Directions

From US 377 in Bluff Dale, go south on to FM 2481/Holt St. Take a left at the Lighthouse entry on Mountain Lakes Blvd., then a right on Compass Way, a left on Beacon Lake, a right on Skyline, a right on Jimmy Houston Way, a left on Ridgeway, then a right on Magic Valley. See sign on right.

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Cross Property Customer Full View

MLS#: 13676698 N Active [820 Magic VLY](#) Bluff Dale 76433-4262 LP: \$339,500



Category: Residential	Type: RES-Single Family	Orig LP: \$339,500
Area: 78/4	Also for Lease: N	
Subdv: Mountain Lakes	Lease MLS#:	Lst \$ / SqFt: \$145.77
County: Erath	Lake Name:	
Parcel ID: R000068971	Plan Dvlpmnt:	
Lot: 1096 Block:	Legal:	ACRES: 5.001 S6765 MOUNTAIN LAKES SECT
Multi Prcl: No	MUD Dst: No	Unexempt Taxes: \$3,540

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

SqFt: 2,329 / Tax	Yr Built: 2004 / Preowned	
# Gar Spaces: 2	Garage Size: 24 x 20	
# Carprt Spcs: 0	Cvrd Park: 2	Hdcp Am: No
Acres: 5.001	Lot Dimen:	Will Subdiv: No
HOA: Mandatory	HOA Dues: \$295 / Annual	
	Accessory Unit:	Accessory Unit Type:

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

Living Room: 22 x 14 / 1	Kitchen: 13 x 10 / 1	Breakfast Bar, Built-in Cabinets, Natural Stone/Granite Type
Utility Room: 6 x 5 / 1	Built-in Cabinets, Dryer Hookup- Electric, Living Room: Full Size W/D Area, Separate Utility Room, Washer Hookup	16 x 13 / 2
Master Bedroom: 18 x 14 / 2	Dual Sinks, Fireplace in Master, Separate Bedroom: Shower, Sitting Area in Master, Walk-in Closets	9 x 9 / 2 Split Bedrooms, Walk-in Closets
Bedroom: 14 x 10 / 2	Walk-in Closets	

Housing Type: Single Detached	Fireplace Type: Gas Logs, Wood Burning	
Style of House: Traditional	Kitchen Equipment: Built-in Microwave, Built-in Refrigerator/Freezer, Convection Oven, Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Refrigerator, Warmer Oven Drawer, Water Line to Refrigerator	
Lot Size/Acreage: 5 Acres to 9.99 Acres	Alarm/Security: Smoke Detector	
Lot Description: Acreage, Creek, Heavily Treed, Horses Permitted, Lrg. Backyard Grass, Subdivision	Flooring: Carpet, Ceramic Tile, Concrete	
Exterior Features: Balcony, Covered Porch(es), Deck, Gutters, RV/ Boat Parking, Workshop w/Electric	Heating/Cooling: Central Air-Elec, Central Heat-Elec, Heat Pump	
Soil: Unknown	Energy Efficiency: 13-15 SEER AC, Ceiling Fans, Double Pane Windows, Gas Water Heater, Low E Windows, Programmable Thermostat, Radiant Barrier	
Construction: Fiber Cement, Rock/Stone	Green Features: Drought Tolerant Plants	
Foundation: Slab	Green Certification:	
Roof: Metal	Handicap Amenities:	
Backyard Pool Feat:	Special Notes: Aerial Photo, Deed Restrictions, Survey Available, Utility Easement	
Type of Fence: None	Proposed Financing: Cash, Conventional, FHA, Not Assumable, VA	
Parking/Garage: Attached, Opener, Side	Possession: Closing/Funding, Negotiable	
Street/Utilities: Aerobic Septic, All Weather Road, Asphalt, Co-op Water, Individual Water Meter, Outside City Limits	Showing: Contact Agent	
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:	
HOA Includes: Full Use of Facilities, Maintenance of Common Areas		
Interior Features: Decorative Lighting, High Speed Internet Available, Water Softener		

Property Description: Street name says it all. Magic Valley, take the scenic drive to this beautiful custom 3 bedroom 2.5 bath home. Open kitchen with everything you need and more, watch hummingbirds from your dining table and soak in the wildlife. Large porches and balconies to view the star filled nights and relax with your favorite beverage. 2 living areas, one with a fireplace, master suite has sitting area, fireplace, doorway to balcony, his and her sinks and large shower. Outside you will find a 30 x 40 shop with rollup door, side door and prepped for shower. Fantastic setting, great community with amenities to include community pool, 2 private lakes, park, RV park, garden, walk trail, club house and more. A must see.

Public Driving Directions: US 377 to FM248 then left at Lighthouse entry, Right on Compass Way, Left on Beacon Lake, Right on Skyline, Right on Jimmy Houston Way, Left on Ridgeway Dr, Right on Magic Valley see sign on Right.

List Office Name: Dickerson Real Estate	List Agent Name: PAULA DONAHO
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BLAKE AND DELLA CURL FAMILY TRUST
 VOL. 923, PG. 1, D.R.E.C.T.
 DECREE OF PARTITION IN CAUSE NO. 5579
 DISTRICT COURT, HOOD COUNTY, TEXAS

