

Beautiful Home on 3+ Acres in Mt. Lakes

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



Property Address

330 Sunfish Point
Bluff Dale, Texas 76433

Property Description

One of a kind home or get-a-way with cathedral and beamed ceilings and a wall of windows that show off the beautiful fishing lake in the distance. Kitchen has abundant counter space, a breakfast bar, and all of the cabinets you will ever need. Home has an open concept living, wood burning fireplace, and character throughout. This split level home gives many possible living arrangements and is easy to maneuver with 3 or 4 bedrooms, 2 living areas, 3.5 baths, and a wonderful screened porch for entertaining or just enjoying the sunset. Outside you'll find an oversized carport, outdoor living space, fire pit with benches, a wonderful decked patio with panoramic views, and a seasonal creek with great trees for the deer to hide behind. 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: \$275,000.00
- Acres: 3.04
- 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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Property Features

- 042 Acres with Spectacular Home & Panoramic Views
 - 3-4 Bedrooms, 3 ½ Baths, 2 Space Carport
 - Fire Pit & Benches on Decked Patio
 - Screened In Porch
- 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: \$590/year

Utilities

- Community Water
- Septic

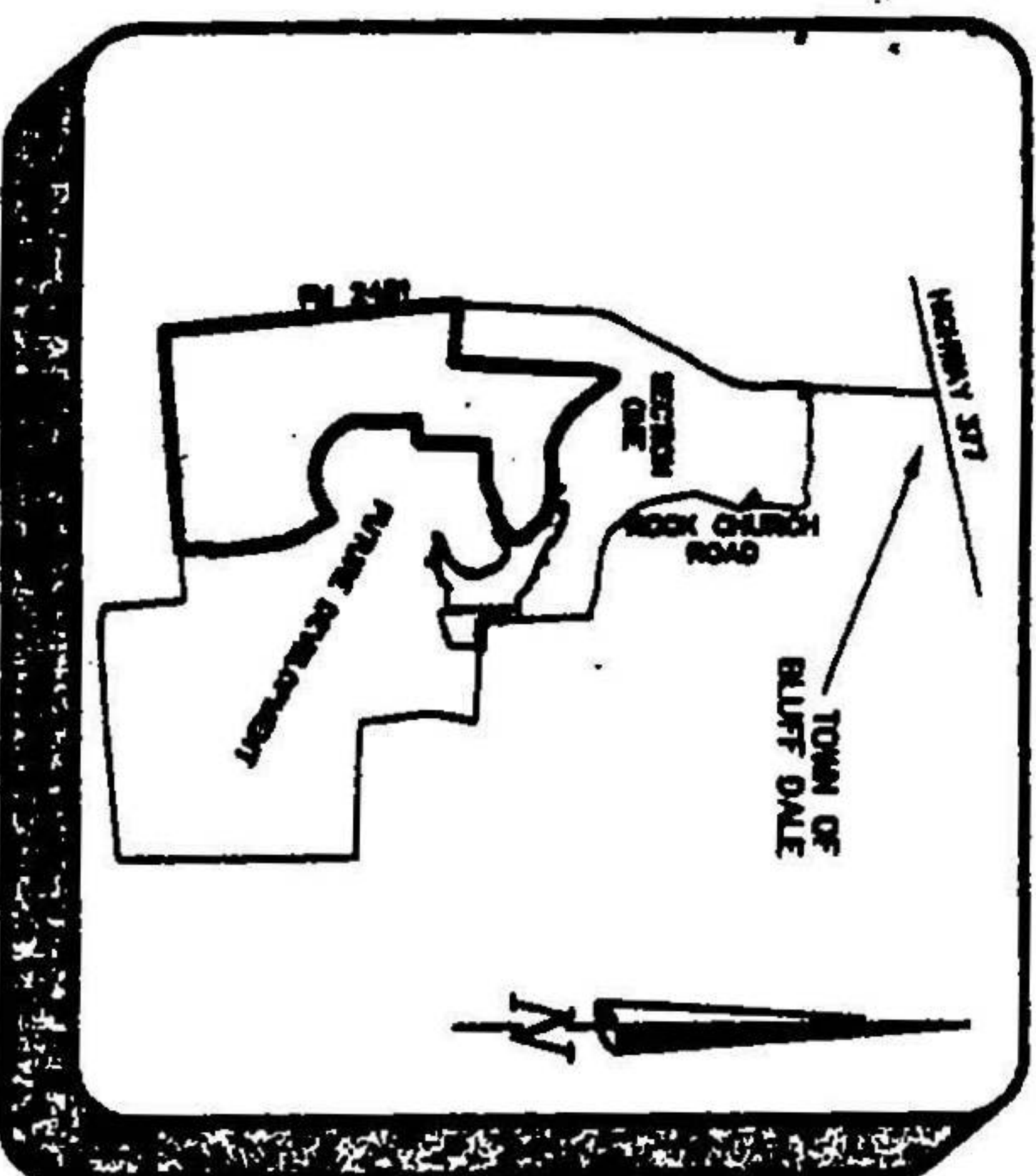
Driving Directions

From Bluff Dale go south on FM 2481 (Holt St.). Turn left into Mountain Lakes at lighthouse, then turn Right on Compass Way, then Left on Sunfish Pt. See property on Right.

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VICINITY MAP
NOT TO SCALE

Note: all corners are 5/8" Bx8 capped iron rods
unless otherwise noted.

REAR AND SIDE BUILDING SETBACK RESTRICTIONS:

1. 5 foot building setbacks along all side lot lines of tracts less than three (3.00) acres; 10 foot building setbacks along all side lot lines of tracts greater than three (3.00) acres.
2. 20 foot building setback along rear of all lots except along Reserve 2 and Reserve 7.
3. Building setback along Highway FM 2481 as shown hereon.
4. Rear building setback along all lots adjacent to Reserve 2 will be 50 feet from 840.00 MSL elevation.
5. Rear building setback along all lots adjacent to Reserve 7 will be 50 feet from 865.00 MSL elevation.

UTILITY EASEMENTS:

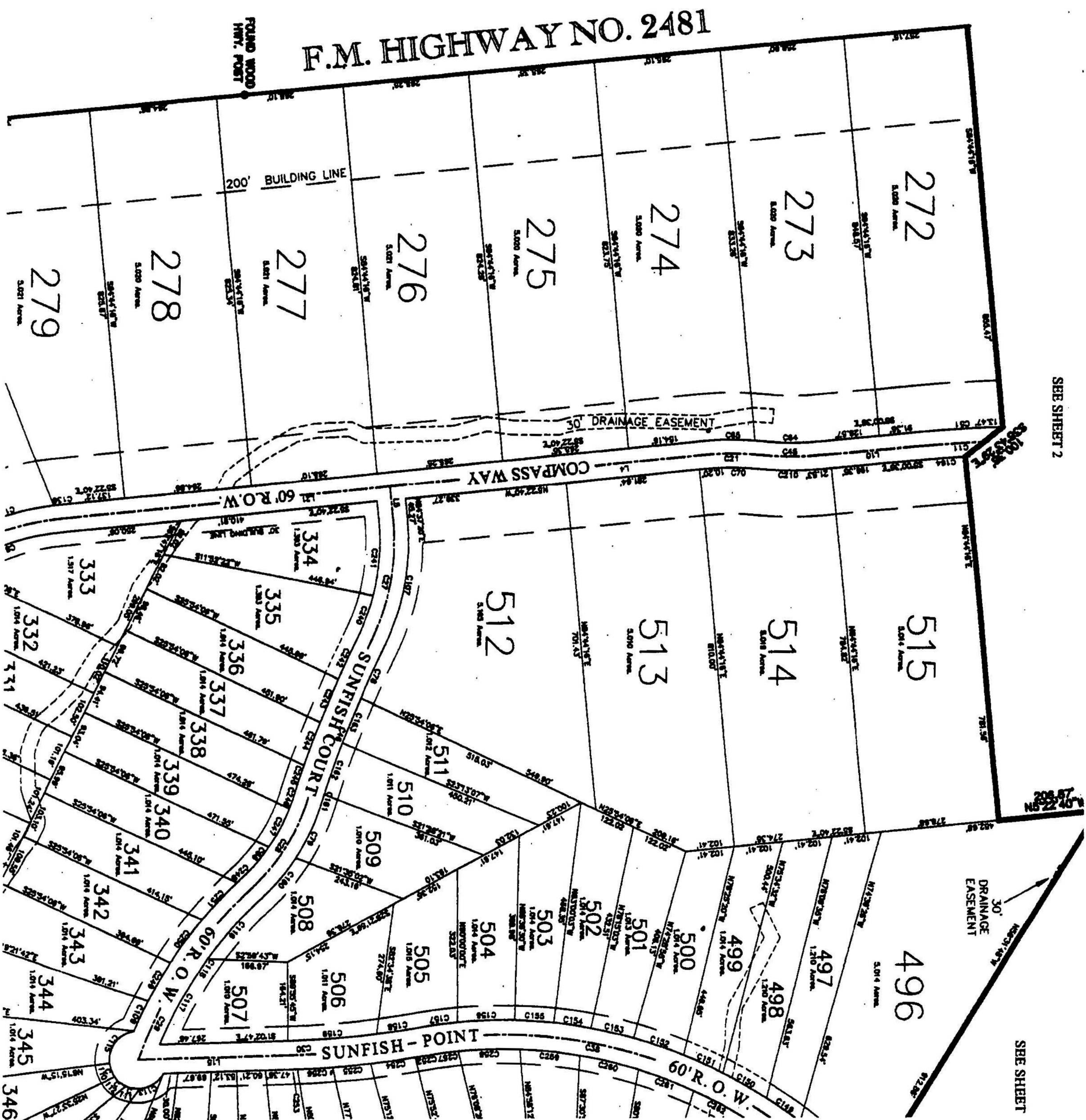
1. 5 foot wide utility easements along all rear and side lot lines of tracts less than three (3.00) acres; 10 foot wide utility easements along all rear and side lot lines of tracts greater than three (3.00) acres.
2. A 20 foot utility/easement adjacent all right of way is hereby dedicated.

FINISH FLOOR RESTRICTIONS:

1. Minimum finish floor elevation on lots adjacent to Reserve 2 will be 840.00.
2. Minimum finish floor elevation on lots adjacent to Reserve 7 will be 865.00.

GENERAL NOTES:

1. The development of individual owners shall not block any tributary runoff.
2. The land use is designated as single family residential sites



Cross Property Customer Full View

MLS#: 13664987 N Active [330 Sunfish PT](#) Bluff Dale 76433 LP: \$275,000



Category:	Residential	Type:	RES-Single Family	Orig LP:	\$275,000
Area:	78/4	Also for Lease:	N		
Subdv:	Mountain Lakes 394 Sec 02	Lease MLS#:		Lst \$ / SqFt:	\$101.7
County:	Erath	Lake Name:			
Parcel ID:	R000067399	Plan Dvlpmnt:			
Lot:	Block:	Legal:	3.042 Ac S6760 MOUNTAIN LAKES		
Multi Prcl:	Yes	MUD Dst:	No	Unexempt Taxes:	\$3,784

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

SqFt:	2,704 / Appraiser	Yr Built:	2003 / Preowned
# Gar Spaces:	0	Garage Size:	
# Carprt Spcs:	2	Cvrd Park:	2
Acres:	3.042	Lot Dimen:	
HOA:	Mandatory	HOA Dues:	\$590 / Annual
	Accessory Unit:		Accessory Unit Type:

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

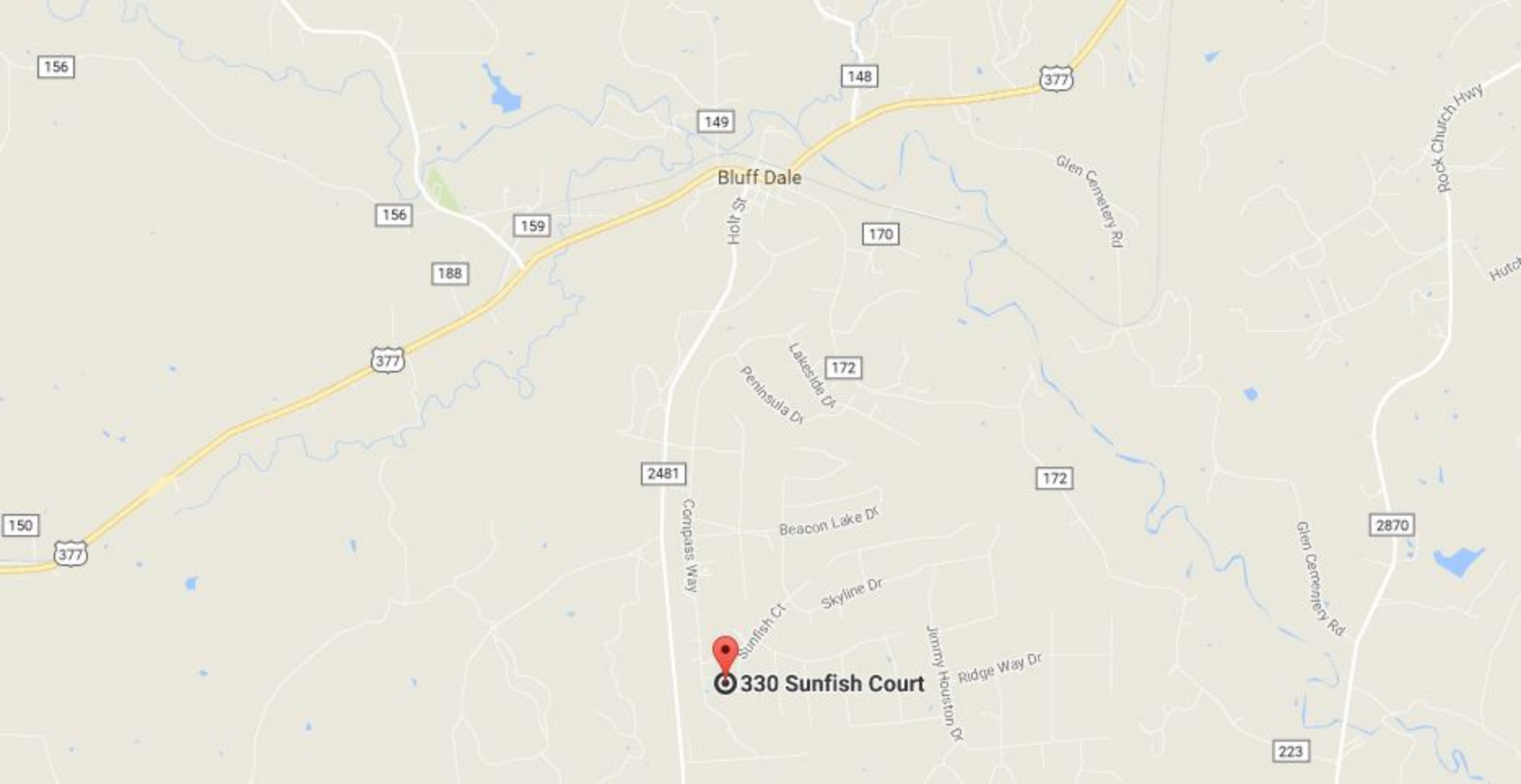
Living Room:	20 x 18 / 2	Built-in Cabinets	Living Room:	26 x 15 / 1	
Master Bedroom:	15 x 12 / 2	Dual Sinks, Garden Tub, Separate Shower, Sitting Area in Master, Walk-in Closets	Kitchen:	12 x 12 / 2	Breakfast Bar, Built-in Cabinets, Solid Surface/Non-Natural Type
Dining Room:	12 x 10 / 2		Bedroom:	23 x 21 / 1	Split Bedrooms, Walk-in Closets
Bedroom:	9 x 9 / 3	Split Bedrooms	Bedroom:	9 x 9 / 3	Split Bedrooms

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:	Split Level, Traditional	Kitchen Equipment:	Built-in Microwave, Dishwasher, Disposal, Oven-Electric, Range/Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage:	3 Acres to 4.99 Acres	Alarm/Security:	Smoke Detector
Lot Description:	Acreage, Creek, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision, Water/Lake View	Flooring:	Carpet, Ceramic Tile
Exterior Features:	Deck, Gutters, Outdoor Fireplace/Pit, Outdoor Living Center, Patio Covered, Patio Open	Heating/Cooling:	Central Air-Elec, Central Heat-Elec, Heat Pump
Soil:	Rocky/Shale, Sandy Loam	Energy Efficiency:	Ceiling Fans, Double Pane Windows, Electric Water Heater, Programmable Thermostat, Tinted Windows
Construction:	Fiber Cement	Green Features:	Drought Tolerant Plants
Foundation:	Slab	Green Certification:	
Roof:	Metal	Handicap Amenities:	
Backyard Pool Feat:		Special Notes:	Aerial Photo, Deed Restrictions, Survey Available
Type of Fence:	None	Proposed Financing:	Cash, Conventional, FHA, Not Assumable, VA
Parking/Garage:	Oversized, Rear	Possession:	Closing/Funding
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, Playground, Private Lake/Pond, RV Parking	Complex Apprvd For:	
HOA Includes:	Full Use of Facilities		
Interior Features:	Cable TV Available, Decorative Lighting, High Speed Internet Available, Window Coverings		

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Public Driving Directions: From Bluff Dale Turn onto FM2481 into Mountain Lakes at lighthouse, turn Right on Compass Way, 2nd street turn Left on Sunfish Pt. See property on Right

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

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2481

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2870



330 Sunfish Court

223



330 Sunfish Court