

# 2+ Acre Scenic Lot with Lake View

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



## Property Address

3290 Beacon Lake  
Bluff Dale, Texas 76433

## Property Description

**2.02 Scenic Acres with a Beautiful Lake View.** This property has possible lake frontage with a seasonal creek, along with elevation changes with a cleared and flat spot for building. Go hiking down the wooded trail that takes you to the lake. Mountain Lakes offers a first class fishing lake and a recreational lake, along with a clubhouse, pool, park, and RV area. Make this your weekend retreat or build your forever home! **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: \$28,000.00
- Acres: 2.02
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Recreational Property



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

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## Property Features

- 2.02 Acre Lot to Build Your Dream Home
- 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

- Community Water
- Septic Required

## Terrain

- Rolling Hills
- Wooded

## Driving Directions

From US 377 in Bluff Dale, take FM 2481 (Holt St.) south. Turn left on Mountain Lakes Blvd at the Lighthouse. Go right on Compass Way, then left on Beacon Lake, left on Blue Marlin Dr. (opposite Skyline Dr.). Turn right on Beacon Lake. Go 4/10 mile - see sign on left.

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80 ft

80 ft

66 ft

499 ft

88535 sqft

427 ft

201 ft

Beacon Lake Dr


e Dr

100 feet

25



## Cross Property Customer Full View

MLS#: 13726574	N	Active	<a href="#">3290 Beacon Lake DR</a>	Bluff Dale	76433	LP:	\$28,000	
	Category: Lots & Acreage		Type:	LND-Residential	Orig LP:	\$28,000		
	Area: 78/4				\$ / Acre:	\$13,861.39		
	Subdv: Mountain Lakes		Lake Name:					
	County: Erath		Plan Dvlpmnt:					
	Parcel ID: R000068327		Legal:		ACRES: 2.020 S6762 MOUNTAIN LAKES SECTI Unexempt Taxes: \$317			
	Lot: 678R Block: PH III		MUD Dst: No					
	Multi Prcl: No							
	# of Lots: 1		Lots Sold Sep:		Lots Sld Pkg:			
	Road Frontage:		Feet to Road:		Road Asmt:			
	Land SqFt: 87,991 /		Lot Dimen:		\$ / Lot SqFt: \$.32			
Acres: 2.020		HOA Dues:		Subdivided: No				
HOA: Mandatory		\$295 / Annual		Will Subdiv: No				
Crop Retire Prog:		# Lakes:		Pasture Acres:				
Land Leased: No		# Ponds:		Cultivated Acres:				
AG Exemption: No		# Stock Tanks:		Bottom Land Acres:				
		# Wells:		Irrigated Acres:				
		# Wtr Meters:						
School Dist:	Bluff Dale ISD							
Elementary School:	Bluffdale		Middle School:	Bluffdale		High School:	Stephenvil	
Lot Description:	Acreage, Some Trees, Subdivision, Water/Lake View		Restrictions:	Deed				
Lot Size/Acreage:	1 Acre to 2.99 Acres		Easements:	Drainage, Utilities				
Present Use:	Residential Single		Documents:	Aerial Photo, Plat Approved				
Proposed Use:	Residential Single		Type of Fence:	None				
Zoning Info:	Residential		Exterior Buildings:					
Development:	Plat Approved, Utilities Installed		Barn Information:					
Street/Utilities:	All Weather Road, Asphalt, Co-op Water		Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path, Park, Playground, RV Parking				
Other Utilities:	Co-op Electric, Rural Water District, Septic System		HOA Includes:	Full Use of Facilities				
Topography:	Required							
Road Frontage Desc:	Varied		Miscellaneous:					
Crops/Grasses:	Asphalt		Special Notes:	Aerial Photo				
Soil:	Native		Proposed Financing:	Conventional, Other, Texas Vet				
	Unknown		Possession:	Closing/Funding				
Property Description:	2.02 Scenic acres with beautiful lake view. Possible lake frontage with seasonal creek. Elevation changes, cleared and flat areas for building. Wooded trail to lake access, abundant possibilities with this lot. Mountain Lakes offers a first class fishing lake, recreational lake, clubhouse, pool, park, RV area and more. Make this a great weekend retreat or build your dream home. Convenient to DFW, Granbury, Glen Rose, Weatherford and Stephenville.							
Public Driving Directions:	From US377 take FM2481 to lighthouse and turn left, R on Compass Way, L on Beacon Lake, L on Skyline, R on Beacon Lake. See signs on left at property.							
List Office Name:	Dickerson Real Estate			List Agent Name:	PAULA DONAHO			

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Blvd Mountain Lakes Blvd

Blue Marlin Ct

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Beacon Lake Dr

Beacon Lake Dr

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Beacon Lake Dr

Blue Marlin Dr

Skyline Dr

Lighthouse Dr

Anchor Way



