

Scenic 4+ Acre Homesite in Mt. Lakes

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



Property Address

0 Lighthouse Lot 563
Bluff Dale, Texas 76433

Property Description

4.581 acre tract in Mountain Lakes with a scenic hill country view! The property is convenient to the front of the Mountain Lakes development, has mature trees, and is just what you want if you are ready to build your show place or just a place to get a way and enjoy. Mt. Lakes has two lakes, RV parking, a community pool, parks, a walking trail, clubhouse, and more. With a little clearing, the view will be spectacular. Convenient to Stephenville, Granbury, Glen Rose, and Weatherford. Come see what Bluff Dale and Mountain Lakes has to offer. **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: \$33,000.00
- Acres: 4.581
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential



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Property Features

- 4.581 Acre Homesite
- 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
- Septic Required

Terrain

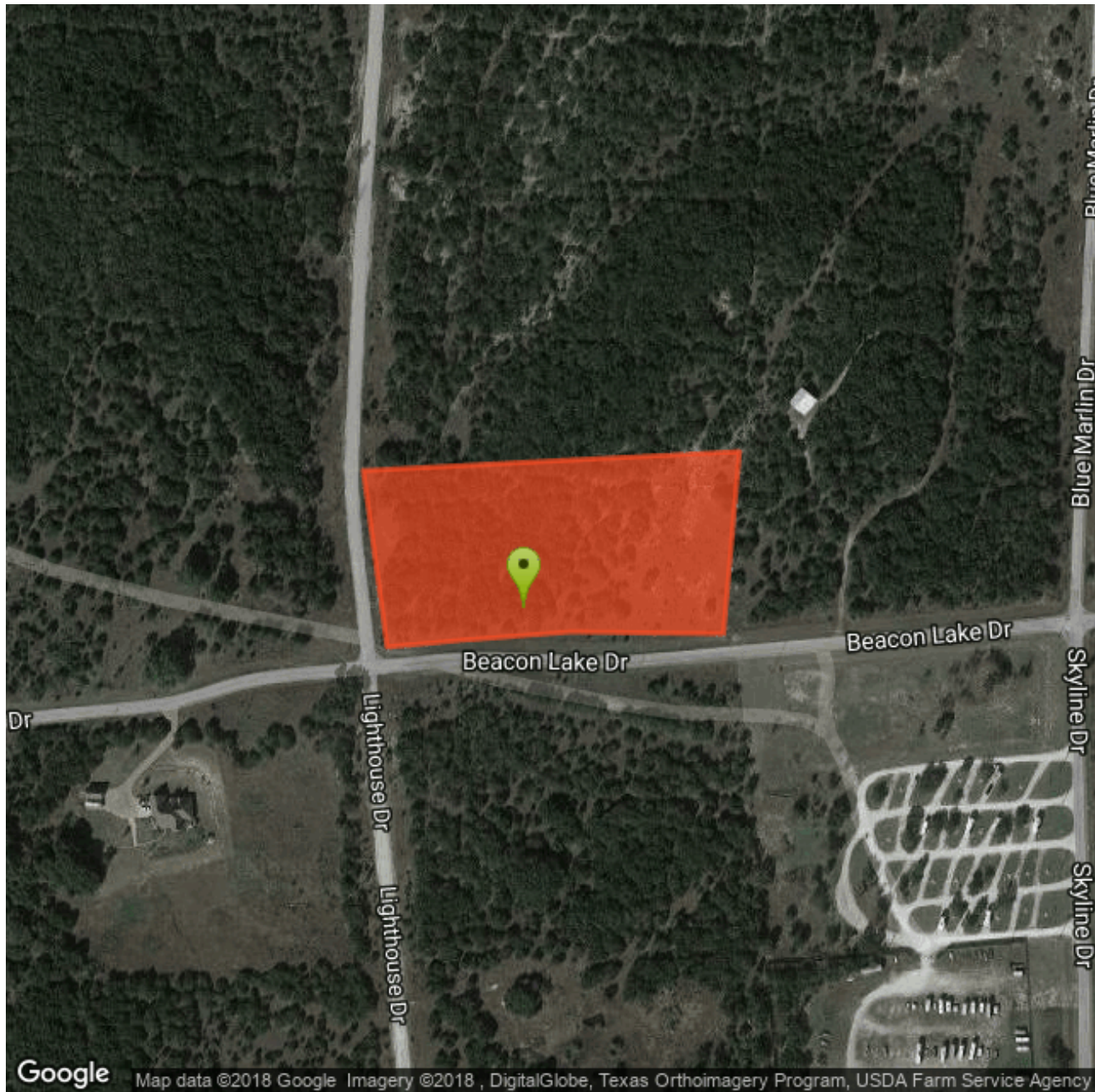
- Rolling Hills
- Wooded

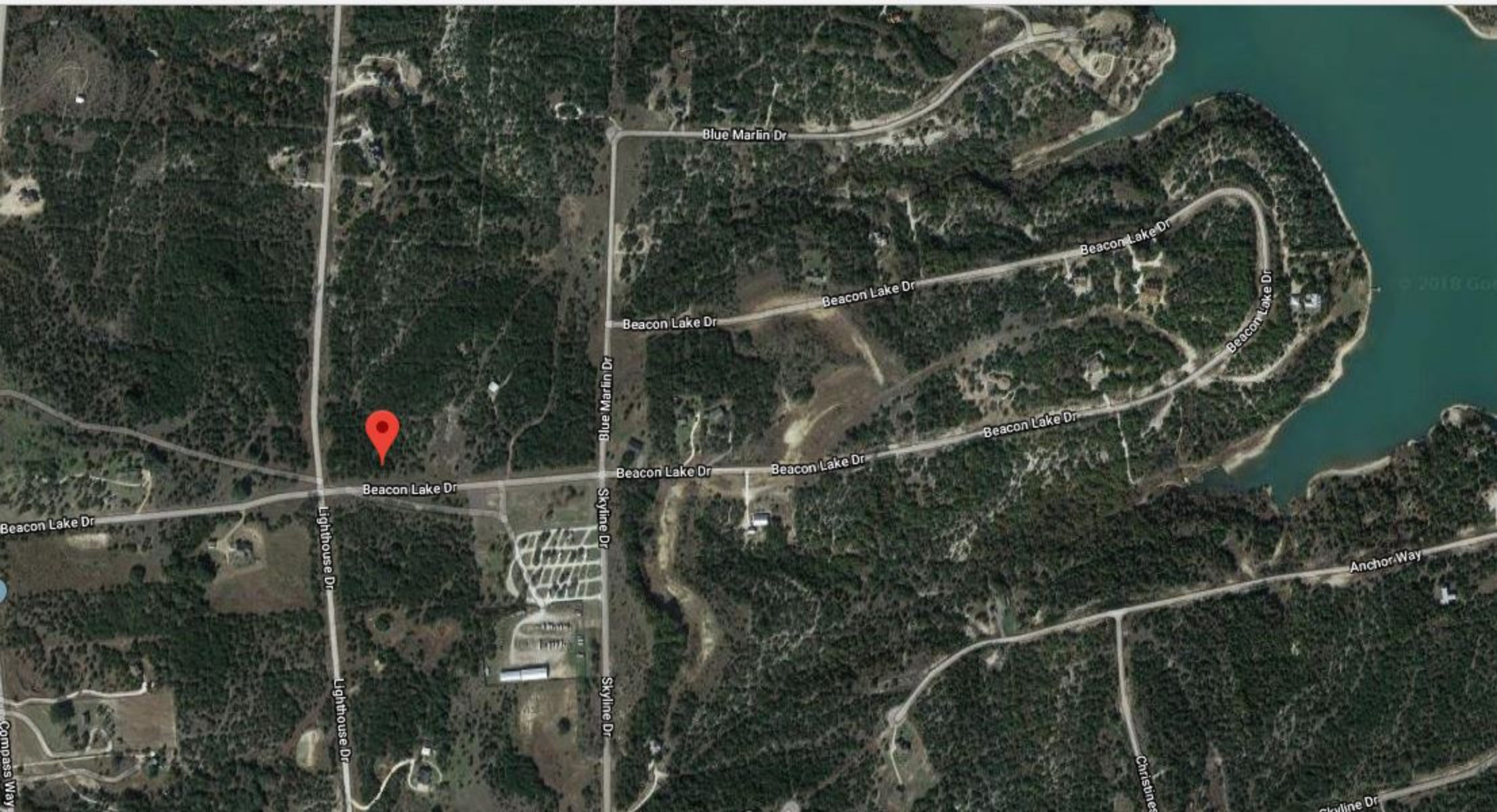
Driving Directions

From US 377 in Bluff Dale, turn left (south) onto FM 2481 (Holt St); turn left (east) at the lighthouse onto Mountain Lakes Blvd; turn right onto Compass Way, then left onto Beacon Lake, then left onto Lighthouse - see property on right side corner. See Sign - corner lot fronts Beacon Lake and Lighthouse.

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Blue Marlin Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Lighthouse Dr

Blue Marlin Dr

Skyline Dr

Skyline Dr

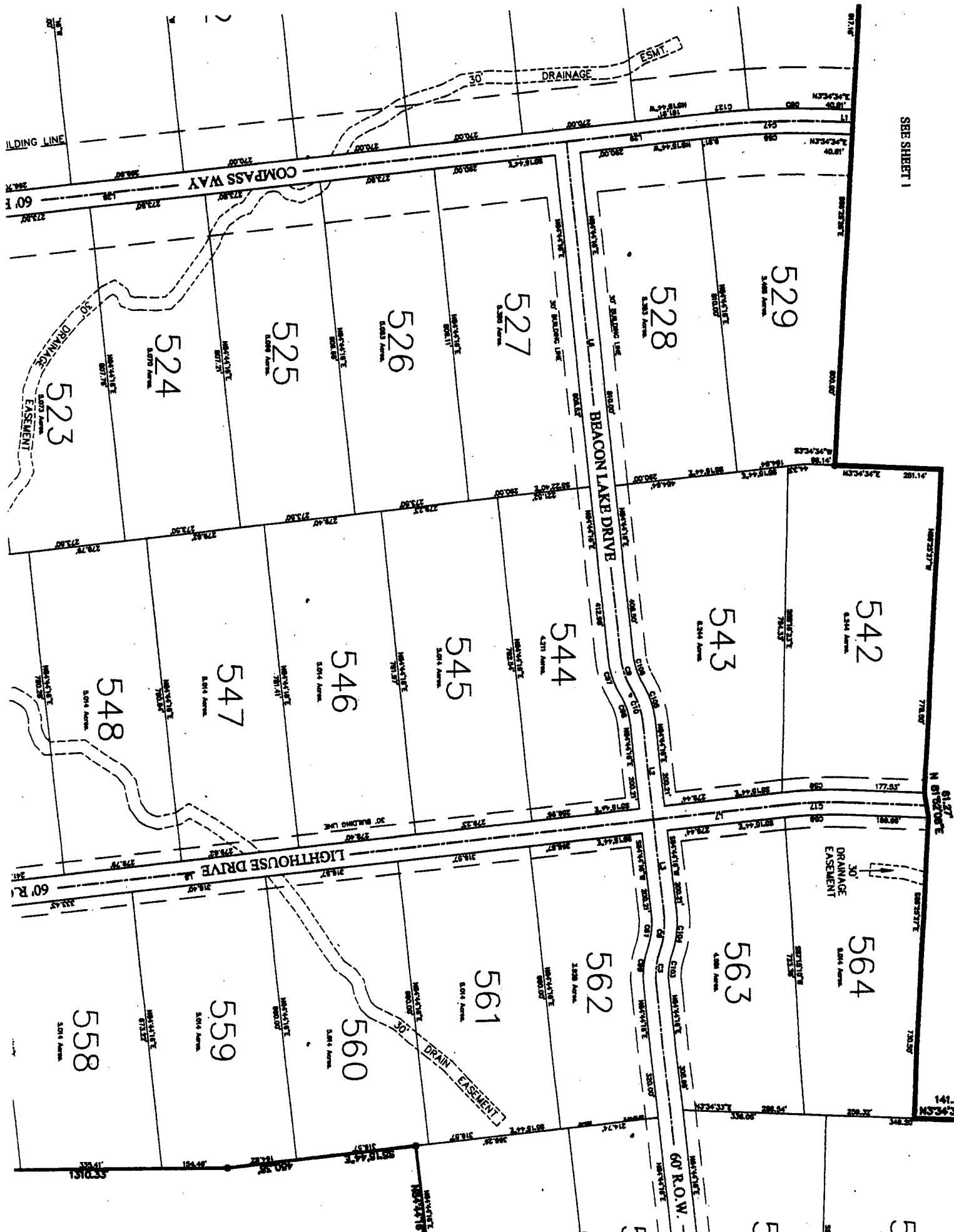
Anchor Way

Christine

Skyline Dr


Compass Way

SEE SHEET 1



Customer Full - Lots & Acreage

MLS#: 13766688	Active	Lighthouse	Bluff Dale	76433	LP:	\$33,000
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Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$33,000
Area:	78/4				
Subdv:	Mountain Lakes			\$ / Acre:	\$7,203.67
County:	Erath	Lake Name:	Mountain Lakes		
Parcel ID:	R000067625	Plan Dvlpmnt:	ACRES: 4.581	S6760 MOUNTAIN LAKES SECTI	
Lot: 563	Block: PH II	Legal:	Unexempt Taxes: \$360		
Multi Prcl:	No	MUD Dst: No			

# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	

Land SqFt:	199,548 /	Lot Dimen:		\$/Lot SqFt:	\$.17
Acres:	4.581	HOA Dues:	\$295 / Annual	Subdivided:	No
HOA:	Mandatory			Will Subdiv:	No

Crop Retire Prog: No	# Lakes:	Pasture Acres:			
Land Leased: No	# Tanks/Ponds:	Cultivated Acres:			
AG Exemption: No	# Wells:	Bottom Land Acres:			
	# Wtr Meters:	Irrigated Acres:			

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

Lot Description: Acreage, Corner, Heavily Treed, Subdivision Lot Size/Acreage: 3 Acres to 4.99 Acres Present Use: Residential Single Proposed Use: Residential Single Zoning Info: Residential Development: Plat Approved, Streets Installed, Utilities Installed Street/Utilities: All Weather Road, Asphalt, Co-op Water	Restrictions: Deed, No Livestock, No Mobile Home Easements: Utilities Documents: Aerial Photo, Plat Approved Type of Fence: Exterior Buildings: None Barn Information: Common Features: Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path, Park, Playground, RV Parking HOA Includes: Full Use of Facilities Miscellaneous: Special Notes: Aerial Photo, Deed Restrictions Proposed Financing: Cash, Conventional, Texas Vet Possession: Closing/Funding Platted Wtrfrn Bound:
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Other Utilities: Co-op Electric, Electric Avail. On Site, Phone Avail. Topography: Level, Rolling Road Frontage Desc: Asphalt, County Crops/Grasses: Native Soil: Unknown Waterfront: No	
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Property Description: 4.58 acre tract with scenic hill country view, convenient to front of development, mature trees and just what you want if you are ready to build your show place or just a place to get a way and enjoy the two lakes, RV parking, community pool and parks, walking trail, clubhouse and more. With a little clearing the view will be spectacular. Convenient to Stephenville, Granbury, Glen Rose and Weatherford. Come see what Bluff Dale and Mountain Lakes has to offer. Public Driving Directions: From US377 in Bluff Dale, turn onto FM2481, turn at Lighthouse. Turn right on Compass Way, turn left on Beacon Lake, turn left on Lighthouse, see property on right side corner. See Sign, corner lot fronts Beacon Lake and Lighthouse	
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List Office Name: Dickerson Real Estate	List Agent Name: PAULA DONAHO
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Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2018-02-22 11:55

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