

# 1 Acre Homesite with Hilltop Views

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



## Property Address

1805 Lakeside Drive  
Bluff Dale, Texas 76433

## Property Description

**This is a wonderful lot with a hilltop view across from the recreational lake.** This property has two easy ways to access entry into the Mt. Lakes development - one is at the main entry and the second is off of CR 172 and Lanyard. Scenic views from the front and back of this lot. Mountain Lakes provides a first class fishing lake, recreational lake, clubhouse, pool, park, RV area, walking trail, garden co-op, and more. Convenient to DFW, Granbury, Glen Rose, Weatherford, and Stephenville, Bluff Dale, Texas is a growing community with new schools coming for junior high and high school children, with upgrades to the elementary and enhanced safety measures for all children. Good things are happening in this town that is approximately 1 hour from Fort Worth. **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 Features

- 1.01 Acres with a Hilltop View Across from Lake
- 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, go east. Turn right on Glenn S., left on CR 172/Jenkins St, right on Lanyard, and left on Lakeside Dr. sign on left. OR From US 377 in Bluff Dale, go south on FM 2481/Holt St. Turn left on Mountain Lakes Blvd, left on Compass Way, then right on Lakeside - follow passed stop sign, go up hill, see sign on left.

## Property Highlights

- Price: \$32,000.00
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property



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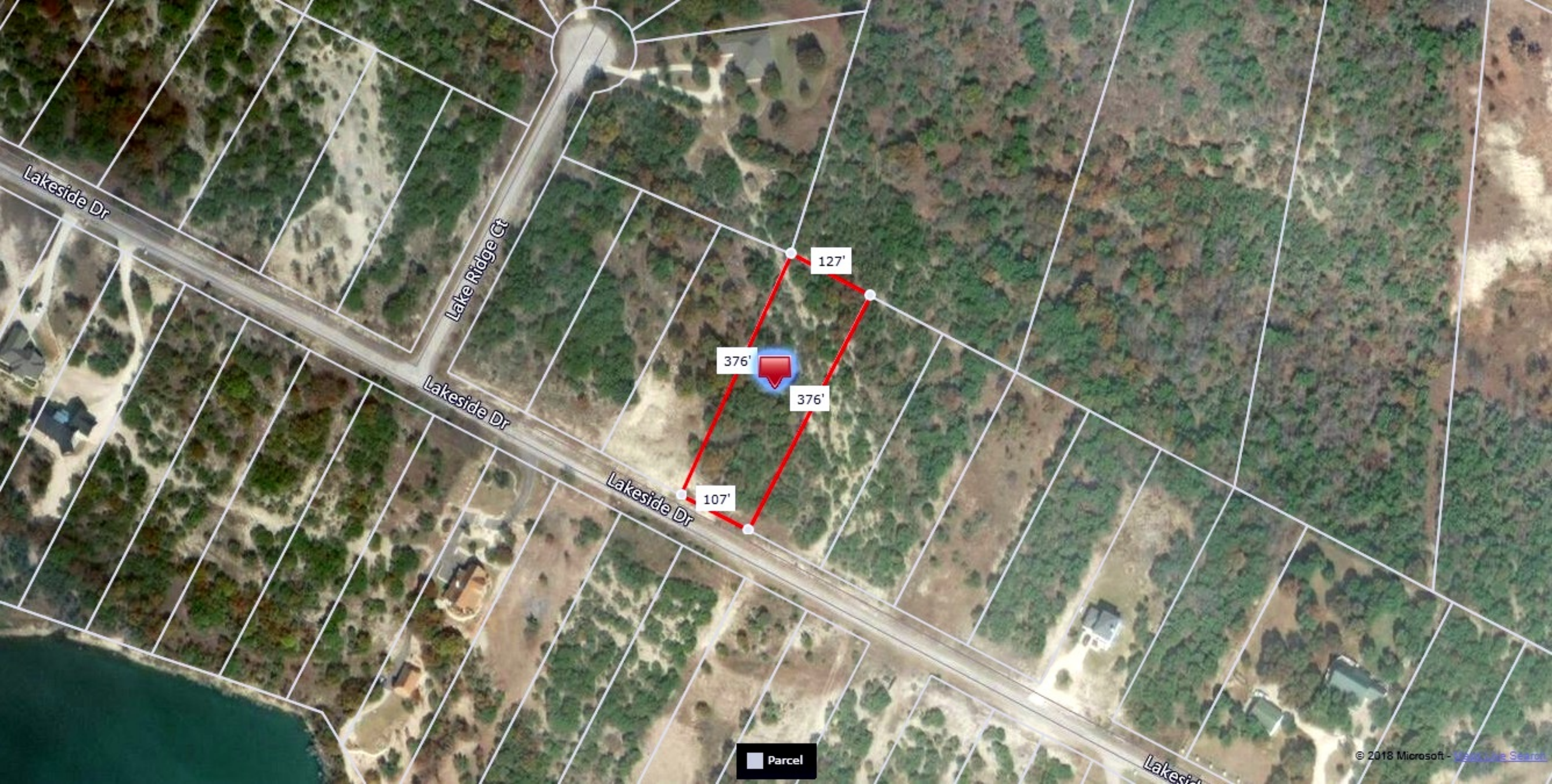


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Lakeside Dr

Lake Ridge Ct

Lakeside Dr

Lakeside Dr

Lakeside Dr

376'

127'

376'

107'

Parcel


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## Customer Full - Lots & Acreage

MLS#: 13843374	Active	<a href="#">1805 Lakeside</a>	Bluff Dale	76433	LP:	\$32,000
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Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$32,000
Area:	78/4				
Subdv:	Mountain Lakes Sec 01			\$ / Acre:	\$31,683.17
County:	Erath	Lake Name:			
Parcel ID:	R000066866	Plan Dvlpmnt:			
Lot:	Block:	Legal:	ACRES: 1.010 S6755 MOUNTAIN LAKES SECTI		
Multi Prcl:	No	MUD Dst: No		Unexempt Taxes: \$159	

# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	No

Land SqFt:	43,996 /	Lot Dimen:		\$/Lot SqFt:	\$.73
Acres:	1.010	HOA Dues:	\$295 / Annual	Subdivided:	No
HOA:	Mandatory			Will Subdiv:	No

Crop Retire Prog:		# 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

<b>Lot Description:</b> Acreage, Heavily Treed, Subdivision, Water/Lake View <b>Lot Size/Acreage:</b> 1 Acre to 2.99 Acres <b>Present Use:</b> <b>Proposed Use:</b> Residential Single <b>Zoning Info:</b> Residential <b>Development:</b> Plat Approved, Streets Installed, Utilities Installed <b>Street/Utilities:</b> All Weather Road, Asphalt, Outside City Limits	<b>Restrictions:</b> Deed, No Mobile Home  <b>Easements:</b> <b>Documents:</b> Utilities <b>Type of Fence:</b> Aerial Photo, Plat Approved <b>Exterior Buildings:</b> None <b>Barn Information:</b> <b>Common Features:</b> Boat Ramp, Campground, Club House, Community Dock, Community Pool, Park, Playground, RV Parking <b>HOA Includes:</b> Full Use of Facilities, Maintenance of Common Areas  <b>Miscellaneous:</b> <b>Special Notes:</b> Aerial Photo, Deed Restrictions, Utility Easement <b>Proposed Financing:</b> Cash, Conventional, Texas Vet <b>Possession:</b> Closing/Funding
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**Other Utilities:** Co-op Electric, Phone Avail. On Site, Rural Water District, Septic System Required

**Topography:** Varied

**Road Frontage Desc:** Asphalt

**Crops/Grasses:** Hardwood Timber, Native, Softwood Timber

**Soil:** Unknown

**Property Description:** Location, Location... This is a wonderful lot with a hilltop view across from the Recreational lake. Two easy ways to access entry into this development. One is at main entry, secondary is off CR 172 and Lanyard. Scenic view from front and back of this lot. Mountain Lakes provides a first class fishing lake, recreational lake, clubhouse, pool, park, and RV area, walking trail, garden coop and more. Convenient to DFW, Granbury, Glen Rose, Weatherford and Stephenville. Bluff Dale, Texas is a growing community with new schools coming for Jr high and high school children, upgrades to elementary and enhanced safety measures for all children. Good things happening in this town that is approx 1 hr from Fort Worth.

**Public Driving Directions:** From US377 in Bluff Dale, Take FM2481 to Mountain Lakes Blvd, Left on Compass Way, Right on Lakeside, follow pass stop sign, go up hill and see sign on left.

List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO
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Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2018-05-23 14:45

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