

1.014 Scenic Waterfront Acres in Mt. Lakes

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



Property Address

6645 Compass Way
Bluff Dale, Texas 76433

Property Highlights

- Price: \$42,500.00
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Lake Property

Property Description

Come see this waterfront lot in Mountain Lakes that has an abundance of trees and lots of character! Be as creative as you want and place your driveway for your home or get-a-way just as you want it on this scenic lot. Great fishing from your waterfront property that has amenities that include first class fishing lake, recreational lake, clubhouse, pool, park, and RV area. Clear a few trees and you have a scenic lot with a spectacular waterfront. For additional information contact Paula Donaho at 254-485-3621.

Property Features

- 1.014 Waterfront Lot in Mountain Lakes, Bluff Dale,
- TX 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

Utilities

- Community Water
- Septic Required

Driving Directions

From Bluff Dale take FM 2481 to entry of Mountain Lakes at light house. Turn right on Compass Way. Follow until near end of street - see second Dickerson Real Estate sign on left. No driveway - see lot #305.



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Customer Full - Lots & Acreage

MLS#: 13333849	\$ Active	6645 Compass WAY	Bluff Dale	76433	LP:	\$42,500
	Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$64,900
	Area:	78/4				
	Subdv:	Mountain Lakes Sec 02			\$ / Acre:	\$41,913.21
	County:	Erath	Lake Name:			
	Country:					
	Parcel ID:	R000067367	Plan Dvlpmnt:			
	Lot: 305	Block: SEC II	Legal:	ACRES: 1.014 S6760 MOUNTAIN LAKES SECTION TWO TRAC		
	Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$256
	# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
	Road Frontage:		Feet to Road:		Road Asmt:	
	Land SqFt:	44,170 /			\$/Lot SqFt:	\$.96
	Acres:	1.014	Lot Dimen:		Subdivided:	
	HOA:	Mandatory	HOA Dues:	\$295 / Annual	Will Subdiv:	No
	Crop Retire Prog:		# Lakes:		Pasture Acres:	
	Land Leased:		# Tanks/Ponds:		Cultivated Acres:	
	AG Exemption:	No	# Wells:		Bottom Land Acres:	
			# Wtr Meters:		Irrigated Acres:	
School Dist:	Bluff Dale ISD					
Elementary School:	Bluffdale	Middle School:	Bluffdale	High School:	Bluffdale	
Lot Description:	Heavily Treed, Subdivision, Water/Lake View	Restrictions:	Deed			
Lot Size/Acreage:	1 Acre to 2.99 Acres	Easements:	Utilities			
Present Use:	Residential Single	Documents:	Aerial Photo, Plat Approved			
Proposed Use:	Residential Single	Type of Fence:				
Zoning Info:	Residential	Exterior Buildings:	None			
Development:	Plat Approved, Streets Installed	Barn Information:				
Street/Utilities:	Asphalt, Co-op Water, Outside City Limits	Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Park, Playground, RV Parking Full Use of Facilities			
Other Utilities:	Co-op Electric, Septic System Required	HOA Includes:				
Topography:	Varied	Miscellaneous:				
Road Frontage Desc:		Special Notes:	Aerial Photo, Deed Restrictions			
Crops/Grasses:		Proposed Financing:	Cash, Conventional, Texas Vet			
Soil:		Possession:	Closing/Funding			
Waterfront:	Yes / Lake Front, Lake Front - Main Body	Platted Wtrfm Bound:				
Property Description:	Just WOW !! A recent path has been cleared all the way to the water showing off the landscape and terrain which will be perfect for a lake home or retreat. Nice cleared area at the front of this lot and near the water. If you are ready for first class fishing from your waterfront property and like the idea of playing on a recreational lake, using a clubhouse, taking a dip in the community pool, have a park for the kiddo's and family that might need a RV area while they visit then you will want to see this one. Many more amenities available. Convenient to the metroplex, Stephenville, Granbury and Glen Rose.					
Public Driving Directions:	From Bluff Dale take FM2481 to Entry of Mountain Lakes at light house. Turn right on Compass Way. Follow until near end of street see second Dickerson Real Estate sign on left. No driveway see lot #305.					
List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO			

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2019-06-10 14:22

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