


Cross Property Customer Full View

MLS#: 14484336	Active	Peninsula	Bluff Dale	76433	LP:	\$27,500
	Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$27,500
	Area:	78/4			\$ / Acre:	\$21,153.85
	Subdv:	Mountain Lakes	Lake Name:			
	County:	Erath	Plan Dvlpmnt:			
	Parcel ID:	R000066813	Legal:	ACRES: 1.300 S6755 MOUNTAIN LAKES SECTION	Unexempt Taxes:	\$284
	Lot: 95	Block:	MUD Dst:	No		
	Multi Prcl:	No				
	# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
	Road Frontage:		Feet to Road:		Road Asmt:	
	Land SqFt:	56,628 /	Acres:	1.300	\$/Lot SqFt:	\$.49
	Lot Dimen:		HOA Dues:	\$295 / Annual	Subdivided:	
	HOA:	Mandatory			Will Subdiv:	No
					Senior Community Y/N:	
	Crop Retire Prog:		# Lakes:		Pasture Acres:	
	Land Leased:		# Ponds:		Cultivated Acres:	
	AG Exemption:	No	# Stock Tanks:		Bottom Land Acres:	
			# Wells:		Irrigated Acres:	
			# Wtr Meters:			

School Dist:	Bluff Dale ISD				
Elementary School:	Bluff Dale	Middle School:	Bluff Dale	High School:	Bluff Dale
Lot Description:	Acreage, Heavily Treed, Subdivision	Restrictions:	Deed, No Mobile Home		
Lot Size/Acreage:	1 Acre to 2.99 Acres	Easements:	Telephone, Utilities		
Present Use:	Residential Single	Documents:	Aerial Photo, Plat Approved		
Proposed Use:	Residential Single	Type of Fence:	None		
Zoning Info:	Residential	Exterior Buildings:			
Development:	Streets Installed, Utilities Installed	Barn Information:			
Street/Utilities:	All Weather Road, 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, Maintenance of Common Areas		
Other Utilities:	Co-op Electric, Phone Avail. On Site, Septic System Required	HOA Includes:			
Topography:	Level, Rolling	Miscellaneous:			
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions		
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	Cash, Conventional, Texas Vet		
Soil:	Unknown	Possession:	Closing/Funding		

Property Description: **Great lot, great price with buildable areas, hard and soft wood trees and trail in place leading to the waterfront, meaning this is a finger of the lake that is at the rear of the property that holds more or less water as the seasons change. Great place for placing a canoe or kayak in the water and traversing to the main body. This will be a fun lot along with the amenities Mountain Lakes offers such as the two lakes, community pool, RV parking and storage, play park and exercise park, club house and more. This is a must see lot with ease of access two ways into and out of the development.**

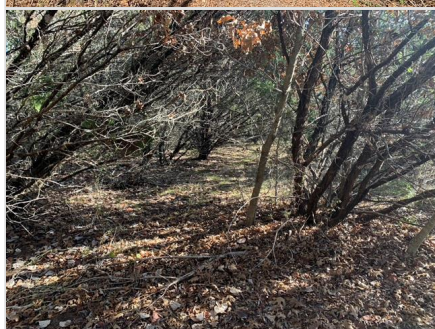
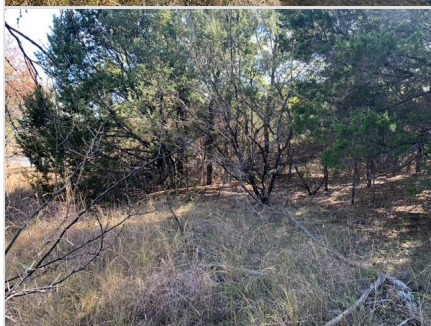
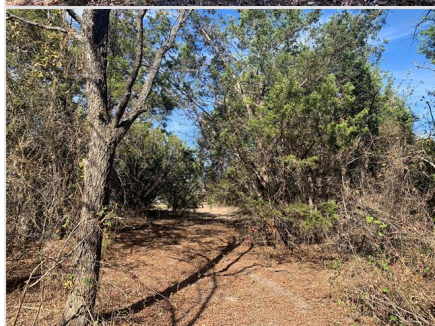
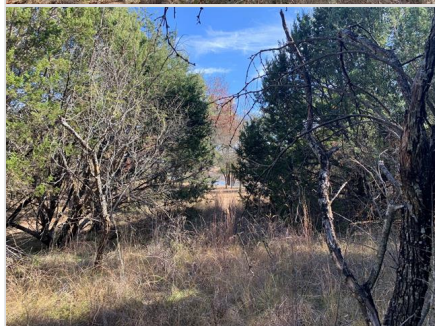
Public Driving Directions: **From US 377 to FM 2481, turn L on Mountain Lakes blvd, L on Compass Way, R on Peninsula Dr. See property on R**

List Office Name: **DONAHO REAL ESTATE GROUP** List Agent Name: **PAULA DONAHO**

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Photos







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Parcel Map

