

10+ Acres with Spacious Country Home

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



Property Address

425 Anglers Cove Drive
Bluff Dale, Texas 76433

Property Highlights

- Price: \$427,000.00
- Acres: 10.59
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property, Lakefront Property

Property Description

Hill Country feel right down to the Austin Stone exterior! This spacious home with 2564 sf of space sits on 10.59 acres and has 4 bedrooms & 2 baths. House has an open concept with split bedrooms, tile and carpet, a Jack and Jill bathroom off the hall, granite countertops, a safe room, gas fireplace, exterior lighting, plugs for Christmas lights under eaves, security & sprinkler systems, ash cabinets, decked attic above garage, and a fire pit in the backyard. Property also has a huge shop with a loft, electricity, bathroom, septic, water, RV hookups, covered awning, and a carport for a boat or RV, as well as a fenced backyard with heavy duty fiberglass posts, slick wire, and even a little garden spot. 1 hour to Fort Worth, minutes to Stephenville, Tolar, Glen Rose, and Granbury. A must see! **For additional information contact Paula at 254-485-3621.**

Location

- [Mountain Lakes](#) in [Bluff Dale, TX](#)
- 1 ½ hours to DFW Airport
- [Bluff Dale ISD](#)

Property Features

- 59 Acres with 2564 SF Austin Stone Home
 - 4 Bedrooms & 2 Baths
 - Split Bedrooms, Granite Counter Tops, Safe Room, & More
- 1440 SF Shop/Barn with Loft, Electricity, & Bathroom
- Covered Awning with RV Hookups
- 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
- Aerobic Septic

Driving Directions

From Bluff Dale, take FM 2481 (Holt St.) and drive past the lighthouse entry on FM 2481 of Mountain Lakes. Take next left (Angler's Cove) - 2nd house on left. See sign.



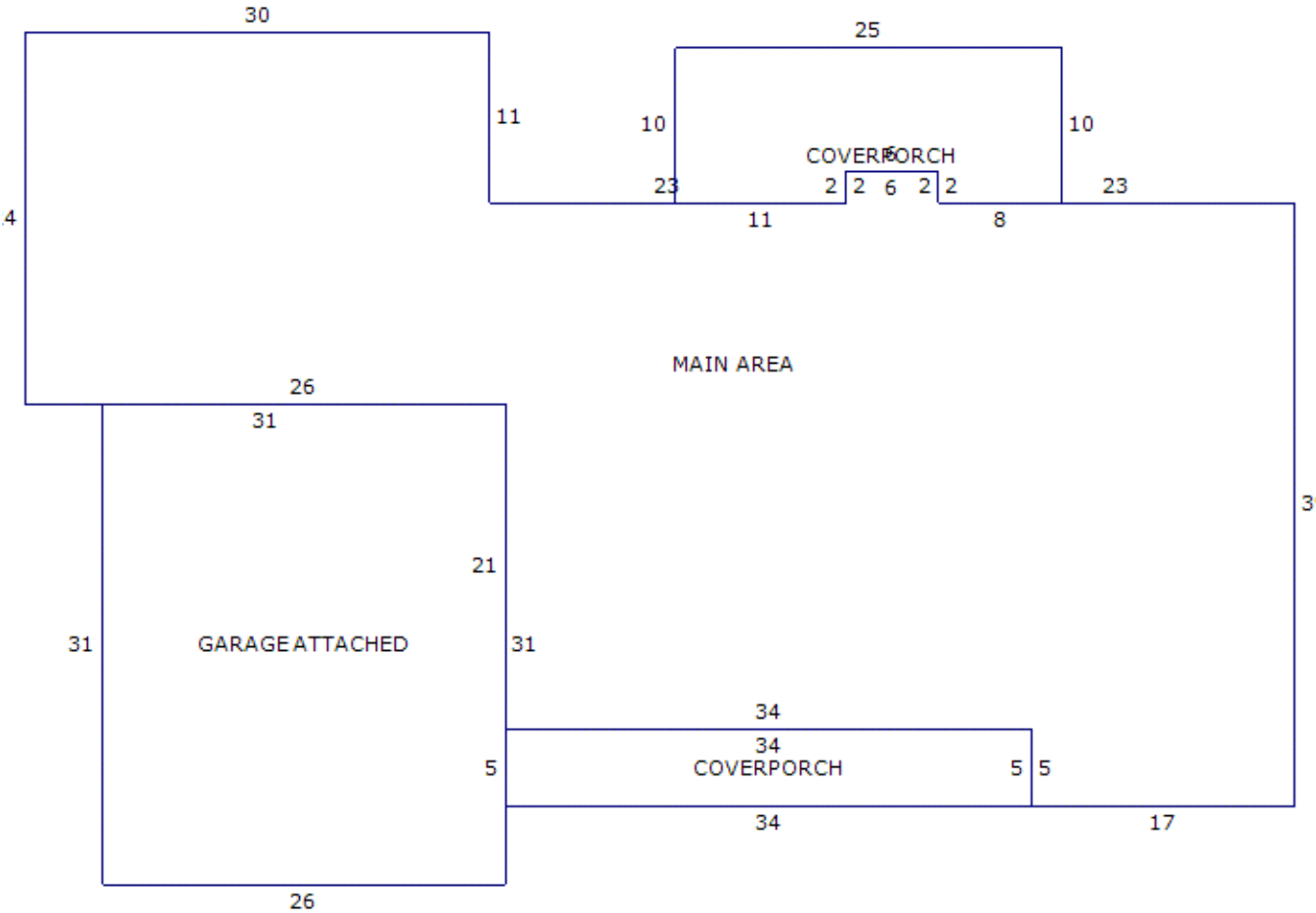
Paula Donaho
pauladonaho@gmail.com
254-485-3621
150 N. Harbin Dr.
Stephenville, TX 76401
PaulaDonaho.com

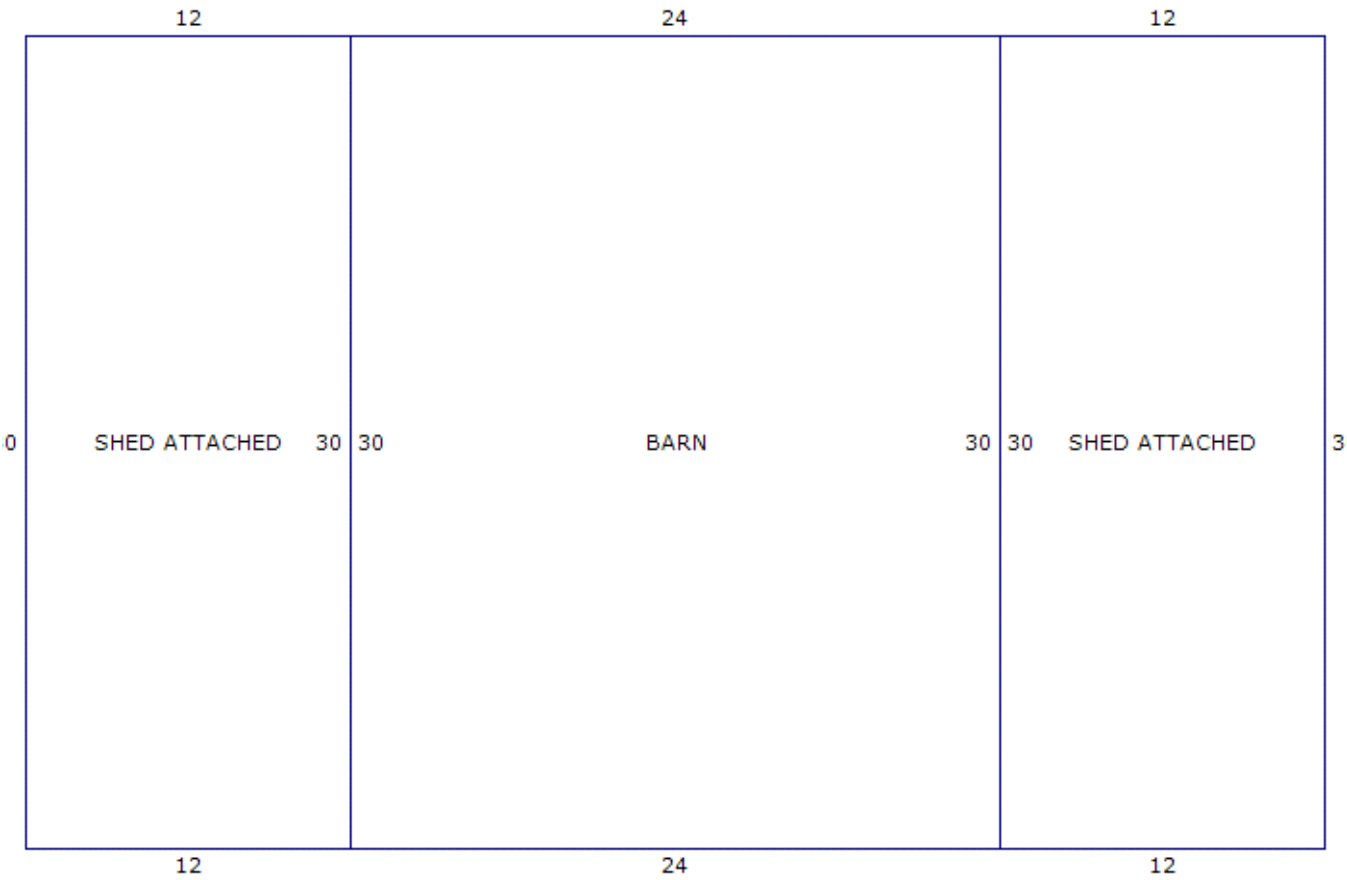
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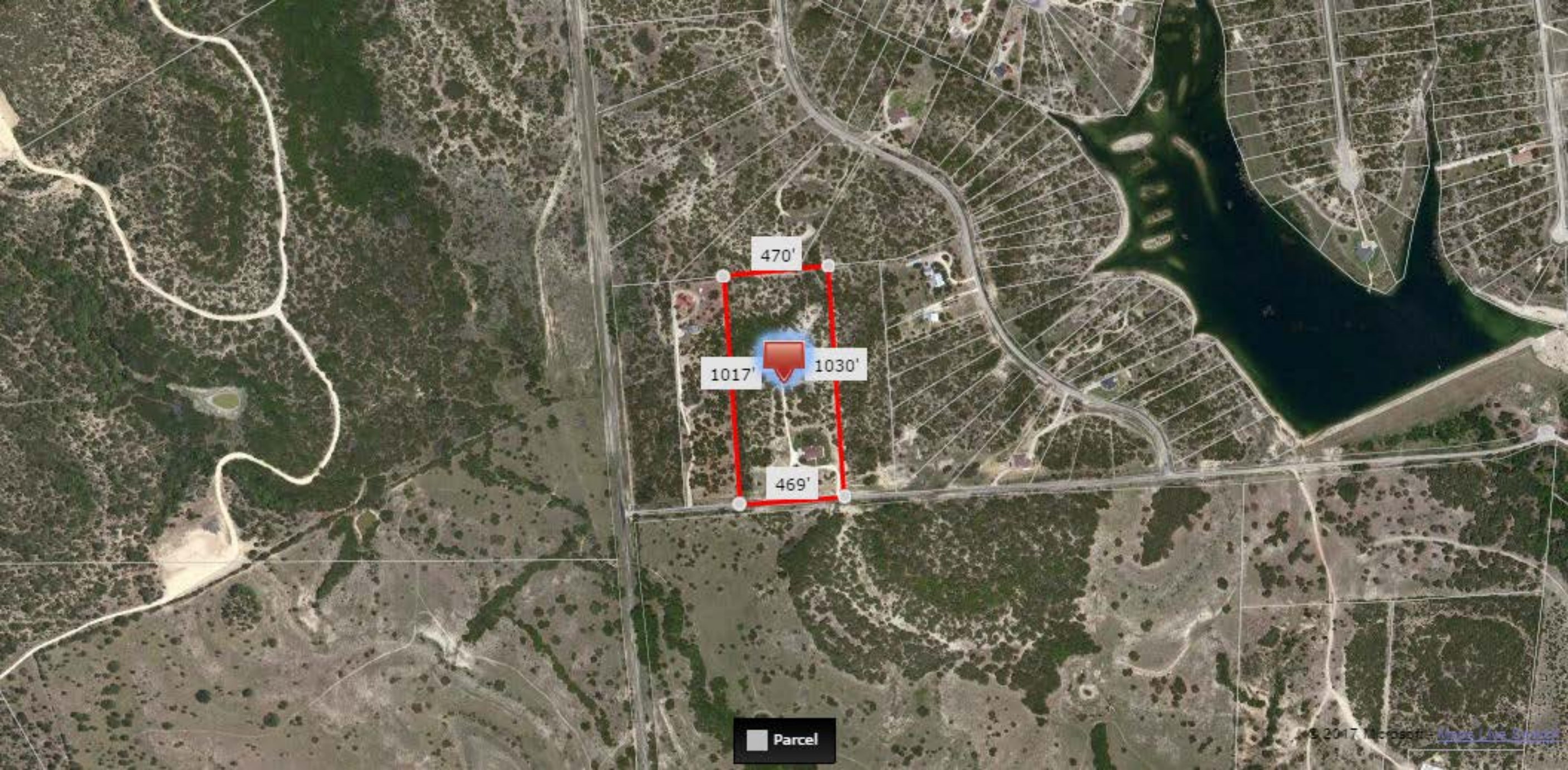
MLS#: 13586506	Active	425 Anglers Cove DR	Bluff Dale	76433-4270	LP:	\$427,000
	Category:	Residential	Type:	RES-Single Family	Orig LP:	\$427,000
	Area:	78/4	Also for Lease:	N		
	Subdv:	Mountain Lakes Sec 02	Lease MLS#:		Lst \$ / SqFt:	\$166.54
	County:	Erath	Lake Name:			
	Parcel ID:	R000067350	Plan Dvlpmnt:			
	Lot: 288R	Block: SEC II	Legal:	ACRES: 10.591	S6760 MOUNTAIN LAKES SECTION TM	
	Multi Prcl:	No	MUD Dst: No		Unexempt Taxes: \$4,660	
	Bedrooms: 4	Tot Baths: 2.0	Liv Areas: 1	Stories: 1		
	Fireplaces: 1	Full Baths: 2	Dining Areas: 1	Pool: No		
		Half Baths: 0				
	SqFt:	2,564 / Tax	Yr Blt:	2007 / Preowned		
	# Gar Spaces:	3	# Carprt Spccs:	0	Cvrd Park:	3
	Garage Size:	25 x 32	HOA:	Mandatory	HOA Dues:	\$295 / Annual
	Acres:	10.590	Lot Dimen:		Will Subdiv:	No
	Hdcp Am:	No				
	Accessory Unit:		Accessory Unit Type:			
School Dist:	Bluff Dale ISD					
Elementary School:	Bluffdale	Middle School:	Bluffdale	High School:	Stephenvil	
Living Room:	21 x 20 / 1		Kitchen:	20 x 13 / 1	Breakfast Bar, Built-in Cabinets, Farm Sink, Island, Natural Stone/Granite Type, Second Pantry, Walk-in Pantry	
Dining Room:	9 x 13 / 1		Master Bedroom:	16 x 15 / 1	Custom Closet System, Jetted Tub, Linen Closet, Separate Shower, Separate Vanities, Walk-in Closets	
Bedroom:	12 x 14 / 1	Split Bedrooms, Walk-in Closets	Bedroom:	11 x 13 / 1	Split Bedrooms, Walk-in Closets	
Bedroom:	13 x 16 / 1	Split Bedrooms, Walk-in Closets	Utility Room:	5 x 8 / 1	Built-in Cabinets, Full Size W/D Area, Separate Utility Room	
Housing Type:	Single Detached		Fireplace Type:	Gas Logs		
Style of House:	Contemporary/Modern, Ranch, Traditional		Kitchen Equipment:	Commercial Grade Range, Commercial Grade Vent, Dishwasher, Disposal, Plumbed For Gas in Kitchen, Range/Oven-Gas, Water Line to Refrigerator		
Lot Size/Acreage:	10 Acres to 49.99 Acres		Alarm/Security:	Burglar, Owned, Pre-Wired, Smoke Detector		
Lot Description:	Acreage, Horses Permitted, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision Covered Porch(es), Outdoor Fireplace/Pit, RV/ Boat Parking, Sprinkler System, Workshop w/Electric		Flooring:	Carpet, Ceramic Tile		
Exterior Features:			Heating/Cooling:	Central Air-Elec, Central Heat-Elec		
Soil:	Rocky/Shale, Sandy Loam		Energy Efficiency:	13-15 SEER AC, Ceiling Fans, Double Pane Windows, High Efficiency Water Heater, Low E Windows, Programmable Thermostat, Tankless Water Heater		
Construction:	Rock/Stone		Green Features:	Drought Tolerant Plants		
Foundation:	Slab		Green Certification:			
Roof:	Composition		Handicap Amenities:	Wide Doorways		
Backyard Pool Feat:			Special Notes:	Deed Restrictions, Survey Available, Utility Easement		
Type of Fence:	Metal, Rail, Slick/Smooth Wire		Proposed Financing:	Cash, Conventional, FHA, VA		
Parking/Garage:	Attached, Opener, Oversized		Possession:	Closing/Funding, Negotiable		
Street/Utilities:	Aerobic Septic, All Weather Road, Asphalt, Co-op Water, Outside City Limits		HOA Includes:	Full Use of Facilities, Maintenance of Common Areas, Management Fees		
Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path, Park, Playground, Private Lake/Pond, RV Parking		Complex Apprvd For:			
Interior Features:	Cable TV Available, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Water Softener					
Property Description:	Hill Country feel right down to the austin stone exterior, 4 bedroom 2 bath home on 10.59 acres. Open concept living, split bedrooms, tile in main area, master and carpet in 3 of the bedrooms. Jack n Jill bath off hall. All the extra's, granite, safe room, gas fireplace, exterior lighting, plugs for Christmas lights under eaves, security & sprinkler system. Ash cabinets, decked attic above garage, fire pit in backyard. Huge shop with loft, elect, bathroom, septic & water. RV hookups, covered awning, carport for boat or RV. Fenced backyard with heavy duty fiberglass post, slick wire, even a little garden spot. 1 hr to Fort Worth, minutes to Stephenville, Tolar, Glen Rose and Granbury. A must see..					
Public Driving Directions:	From Buff Dale, take FM2481 and drive past the lighthouse entry on FM2481 and enter into Mountain Lake on next left which is Angler's Cove; 2nd house on left. See sign					
List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO			

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2017-05-10 11:23

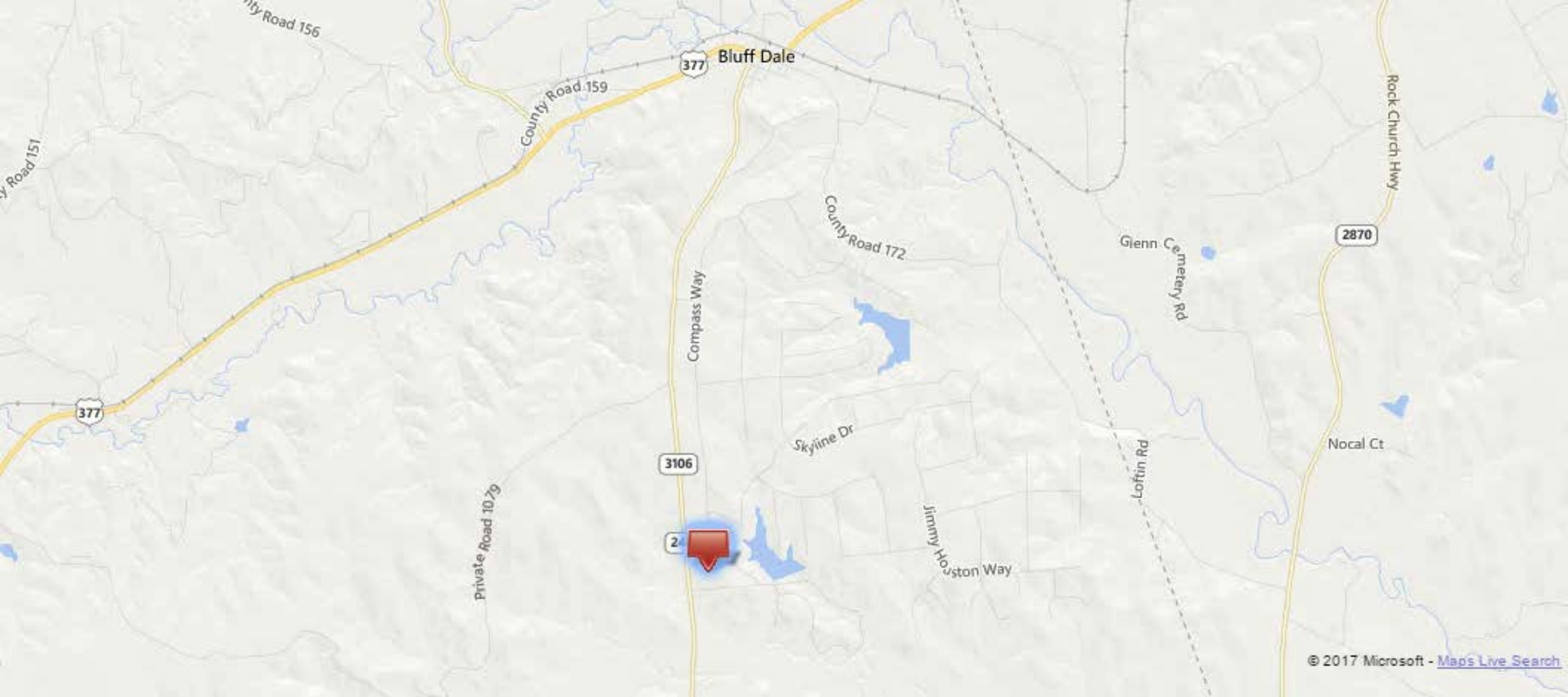
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Parcel



3106

2481

Compass Way

Sunfish Pt

Anglers Pt

Scooner Way

Anglers Ridge

Schooner Way

Majestic Shores

Jimmy Houston Way

Ridgeway Rd

Autumn Valley

Mariner Valley



Angler's Cove Lake

Anglers Cove Dr

Overlook Ridge

Jimmy Houston Way

Pinnacle Ct

Bluegill Ridge

Hidden Lk

Sunco Cove

Parcel

MOUNTAIN LAKES
BLUFF DALE, TX

