

# Great 1.01 Acre Lot to Build On

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



## Property Address

975 Bluegill Ridge  
Bluff Dale, Texas 76433

## Property Description

**Great 1.01 Acre Lot to Build On!!** This scenic lot with a private reserve lake frontage has scattered trees and varied terrain and is ready for your get-away or forever home. Relax and enjoy what Bluff Dale, Texas and Mountain Lakes development offers. Recreational lake, fishing lake, clubhouse, community pool, RV park, play park, & more. Enjoy the carefree feel of the hill country. This property is centrally located within 20 minutes of Glen Rose, Granbury, and Stephenville and just an hour from Fort Worth. HOA dues you can live with at only \$295 per year. **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 Acre Lot to Build Your Dream Home
- 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

## Property Highlights

- Price: \$18,900.00
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale



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



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## Utilities

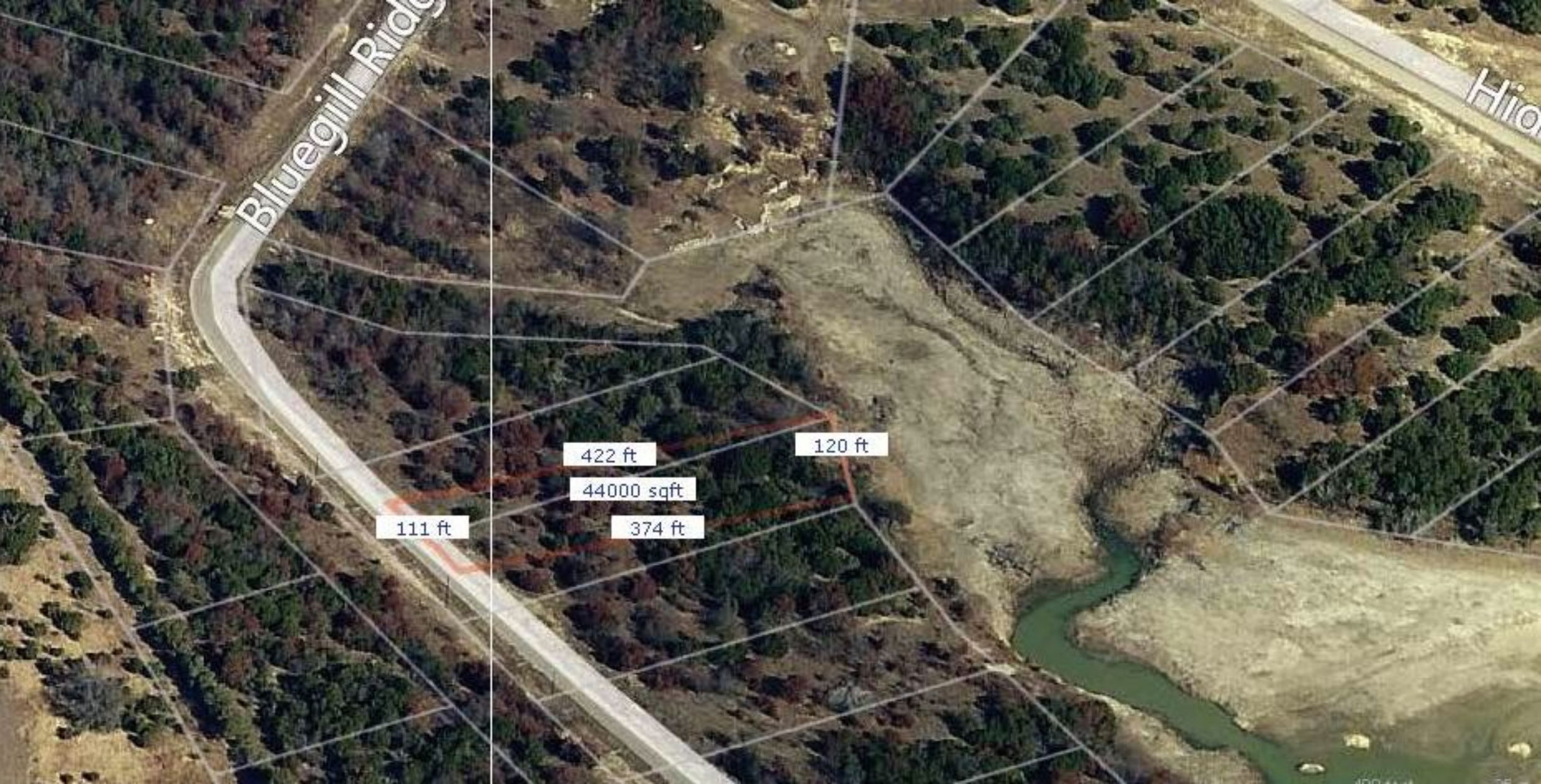
- Community Water
- Septic Required

## Terrain

- Rolling Hills
- Wooded

## Driving Directions

From Bluff Dale off of Hwy 377, go south on FM 2481 (Holt St.) to the lighthouse go east on Mountain Lakes Rd. Then right on Compass Way, left on Beacon Lake, right on Skyline (will curve around), right on Jimmy Houston Way, then right onto Bluegill Ridge/Hidden Lake Dr. - take Y to the right - see property on left.



Bluegill Ridge

Hio

422 ft

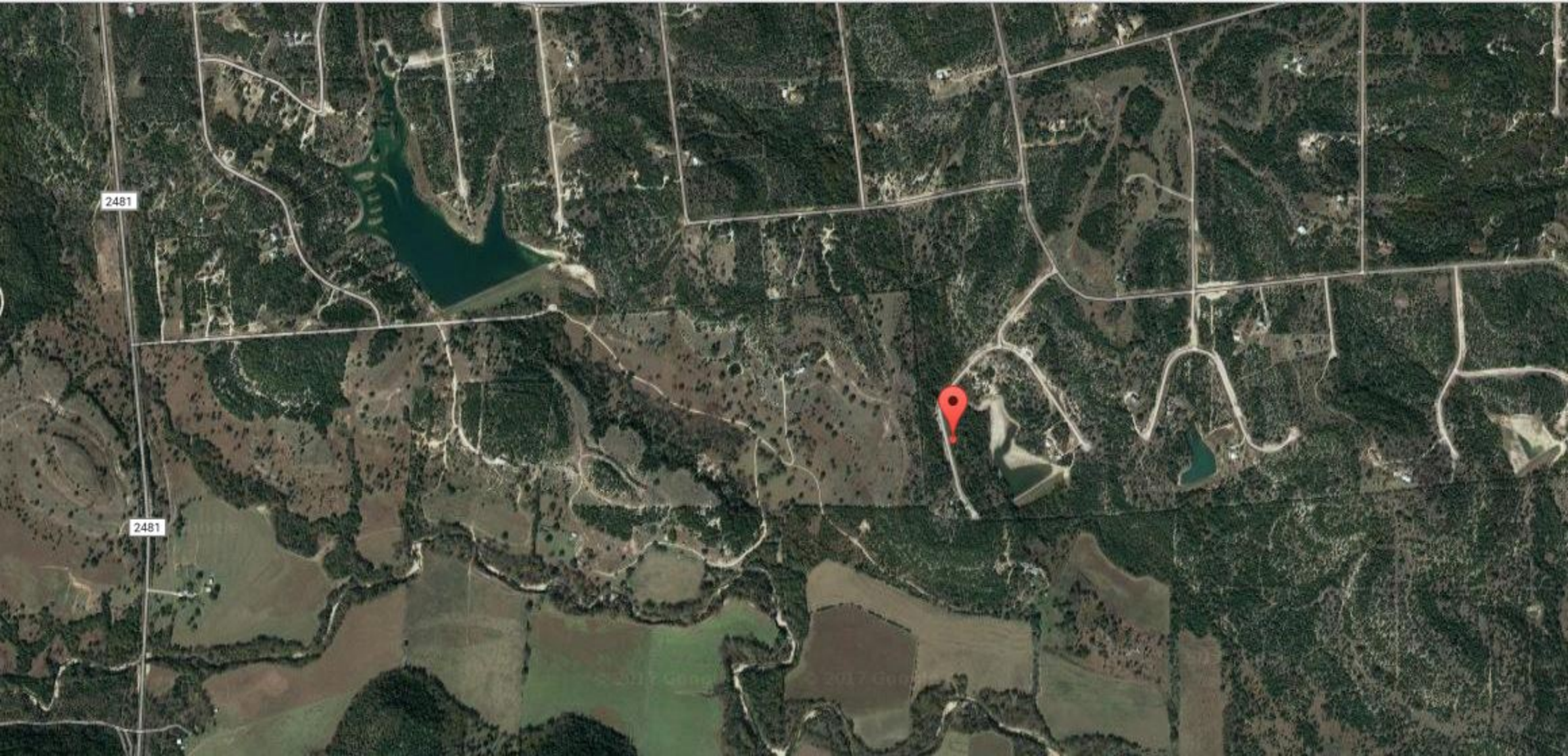
120 ft

44000 sqft

374 ft

111 ft





2481

2481

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# Customer Full

MLS#: 13558722    **Active**    [975 Bluegill RDG](#)    Bluff Dale    76433    LP:    \$18,900



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$18,900
Area:	78/4			\$ / Acre:	\$18,712.87
Subdv:	Mountain Lakes	Lake Name:			
County:	Erath	Plan Dvlpmnt:			
Parcel ID:	R000071165	Legal:	ACRES: 1.010 S6766 MOUNTAIN LAKES SECTI		
Lot: 1179	Block:	MUD Dst: No		Unexempt Taxes:	\$254
Multi Prc:	No				
# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
Land SqFt:	43,996 /	Lot Dimen:		\$/Lot SqFt:	\$.43
Acres:	1.010	HOA Dues:	\$295 / Annual	Subdivided:	
HOA:	Mandatory			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: Stephenvil

Lot Description:	Acreage, Lake Front, Some Trees, Subdivision, Water/Lake View	Restrictions:	Deed, No Mobile Home
Lot Size/Acreage:	1 Acre to 2.99 Acres	Easements:	Utilities
Present Use:	Residential Single	Documents:	Aerial Photo, Plat Approved
Proposed Use:		Type of Fence:	None
Zoning Info:	Residential	Exterior Buildings:	
Development:	Plat Approved, Streets Installed, Utilities Installed	Barn Information:	
Street/Utilities:	All Weather Road, Asphalt, Co-op Water	Common Features:	Boat Ramp, Campground, Club House, Jogging Path/Bike Path, Park, Playground, Private Lake/Pond, RV Parking
Other Utilities:	Co-op Electric, Electric Avail. On Site	HOA Includes:	Full Use of Facilities
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions
Crops/Grasses:		Proposed Financing:	Cash, Conventional, Other, Texas Vet
Soil:	Unknown	Possession:	Closing/Funding

Property Description: GREAT LOT TO BUILD ON!! Scenic 1 acre with a private reserve lake frontage. Scattered trees and varied terrain, ready for your get-away or forever home. Relax and enjoy what Bluff Dale, Texas and Mountain Lakes development offers. Recreational lake, fishing lake, clubhouse, community pool, RV park, play park & more. Enjoy the carefree feel of the hill country. This property is centrally located within 20 minutes of Glen Rose, Granbury and Stephenville and just an hour from Fort Worth. HOA Dues you can live with at only \$295 yr.

Public Driving Directions: From US377 turn onto FM2481 to the lighthouse, R on Compass Way, L on Beacon Lake, R on Skyline, R on Jimmy Houston Way, R onto Bluegill Ridge, Y to the right see property on left.

List Office Name: Dickerson Real Estate    List Agent Name: PAULA DONAHO

Prepared By: PAULA DONAHO / Dickerson Real Estate on 2017-03-23 15:11

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