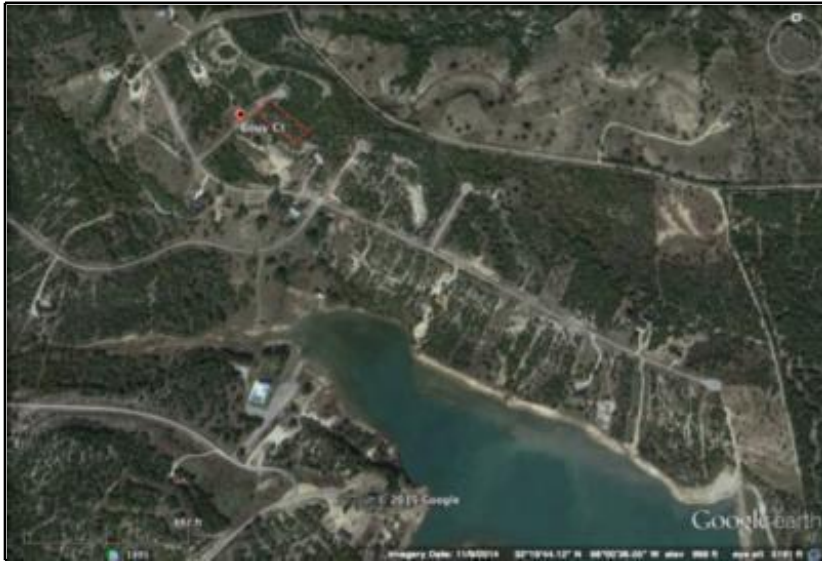


# 1+ Acre in Scenic Mountain Lakes

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



## Property Address

320 Bouy Court  
Bluff Dale, Texas 76433

## Property Highlights

- Price: \$8,500.00
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Acreage

## Property Description

**Great opportunity to enjoy this hilltop panoramic lake view from this 1 acre lot in beautiful Mountain Lakes!** Seclusion, wildlife, and more on this tree covered lot - perfect place to build a get-away or forever home. Get ready for a relaxed lifestyle in the rolling hill country with the amenities of Mountain Lakes Development. This property is centrally located within 20 minutes of Glen Rose, Granbury, and Stephenville and just an hour from Fort Worth. For additional information contact Paula at 254-485-3621.

### Location

- Mountain Lakes in Bluff Dale, TX
- Bluff Dale ISD

### Property Features

- 1.01 Acre Scenic Lot
- 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
- Well & Septic Required



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

More details at  
[landsoftexas.com/listing/2781508](http://landsoftexas.com/listing/2781508)

## Driving Directions

In Bluff Dale, from US 377 take CR 172 to right on Lanyard. Take left on Lakeside then left onto Bouy Court. Property on right.

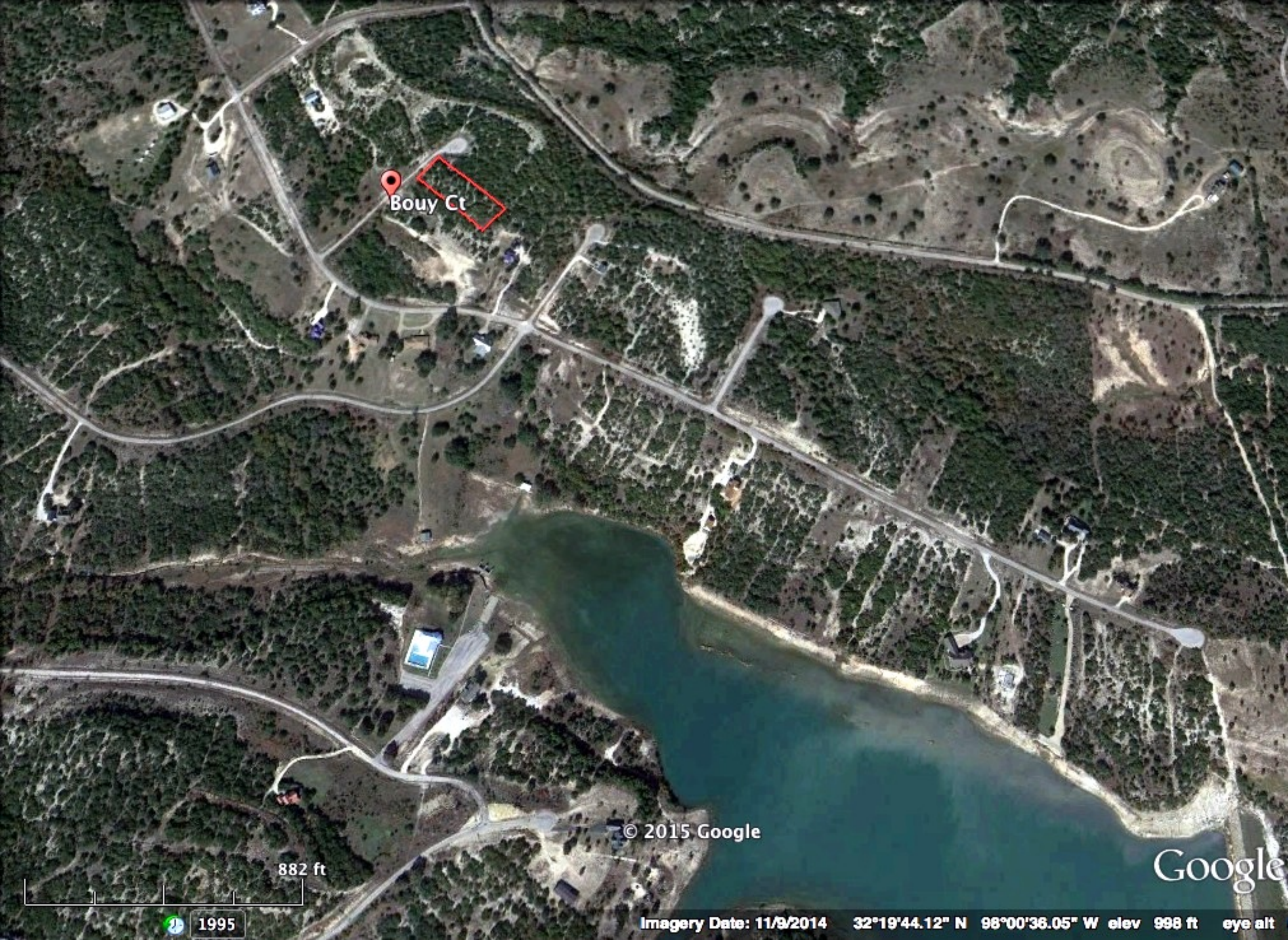


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Bouy Ct

© 2015 Google

Google

882 ft

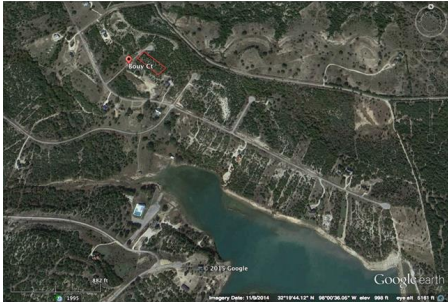


1995

Imagery Date: 11/9/2014 32°19'44.12" N 98°00'36.05" W elev 998 ft eye alt



## Customer Full

MLS#: 13231718 N	Active	<a href="#">320 Bouy</a>	Bluff Dale	76433	LP:	\$9,500
	Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$9,500
	Area:	78/4			\$ / Acre:	\$9,405.94
	Subdv:	Mountain Lakes	Lake Name:			
	County:	Erath	Plan Dvlpmnt:			
	Parcel ID:	R000066901	Legal:	ACRES: 1.010 S6755 MOUNTAIN LAKES SECT I	Unexempt Taxes:	\$128
	Lot:	Block:	MUD Dst:	No		
	Multi Prcl:	No				
	# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
	Road Frontage:		Feet to Road:		Road Asmt:	
	Land SqFt:	43,996 /			\$/Lot SqFt:	\$ 22
	Acres:	1.010	Lot Dimen:		Subdivided:	
	HOA:	Mandatory	HOA Dues:	\$295 / Annual	Will Subdiv:	No
	Crop Retire Prog:		# Lakes:		Pasture Acres:	
	Land Leased: No		# Ponds:		Cultivated Acres:	
	AG Exemption: No		# Stock Tanks:		Bottom Land Acres:	
			# Wells:		Irrigated Acres:	
			# Wtr Meters:			
School Dist:	Bluff Dale ISD					
Elementary School:	Bluffdale	Middle School:	Bluffdale	High School:	Stephenvil	
Lot Description:	Heavily Treed, Some Trees, Subdivision, Water/Lake View	Restrictions:	Deed			
Lot Size/Acreage:	1 Acre to 2.99 Acres	Easements:	Utilities			
Present Use:	Residential Single	Documents:	Aerial Photo			
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, Club House, Community Pool, Park, Playground, Private Lake/Pond, RV Parking			
Other Utilities:	Septic System Required	HOA Includes:	Full Use of Facilities			
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions			
Crops/Grasses:		Proposed Financing:	Cash, Conventional, Texas Vet, VA			
Soil:		Possession:	Closing/Funding			
Property Description:	Great opportunity to enjoy the hilltop panoramic view and lake view from this 1 acre lot. Seclusion, wildlife and more on this tree covered lot. A get-away or forever home, it's a great place to build. Get ready for the relaxed lifestyle, rolling hill country and amenities Mountain Lakes Development offers. This property is centrally located within 20 minutes of Glen Rose, Granbury and Stephenville and just an hour from Fort Worth.					
Public Driving Directions:	From US377 take CR 172 to right on Lanyard, left on Lakeside, and left onto Bouy Ct. See property on right.					
List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO			

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