# Spacious Home on 10+ Scenic Acres in Mountain Lakes

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



# **Property Address**

4880 Compass Way Bluff Dale, Texas 76433

# **Property Description**

#### Come see this hill country home on 10+ acres with amazing

**views**! Seclusion with incredible views from every window of this 3 bedroom, 2 ½ bath home sitting on 10+ scenic acres. Inviting open concept floor plan, formal dining, second living area, breakfast area, spacious bar, huge utility, custom cabinetry, decorative lighting, gas fireplace, and quality finishes throughout. Master suite has walk in shower with bench, double sinks, relaxing jetted tub, and spacious closet. Impeccable landscaping, sprinkler system, water well, 2-stall barn with alley, tack/feed room, water, & electricity. The pasture is fenced with 6 strand slick wire for your horse or cattle. This property has everything you need and is perfect for entertaining or for relaxing on the sprawling back porch to enjoy the view!

The home is centrally located within 20 minutes of Glen Rose, Granbury, and Stephenville and just an hour from Fort Worth. This development offers access to two private lakes: a fishing lake designed by Jimmy Houston and a large recreational lake with boat dock and nearby park with play equipment for children. Community amenities include a swimming pool with picnic area, RV storage and camping area, along with a community clubhouse. When you see this home, you will not want to leave! For additional information contact Paula at 254-485-3621.



# **Property Highlights**

- Price: \$349,900.00
- Acres: 10.04
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Lake Property w/House



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



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### LOCATION:

- Mountain Lakes in Bluff Dale, TX
- $\bullet$  1  $\frac{1}{2}$  hours to DFW Airport
- Bluff Dale ISD

## PROPERTY FEATURES:

- 10.04 Scenic Acres with Spectacular Rock Home
- Amazing Views Outside the City Limits
- Upscale Subdivision
- Impeccable Landscaping with Sprinkler System
- Fenced Pasture with 6-Strand Slick Wire
- Access to Mountain Lakes Community Amenities
  - 2 Private Lakes (1 Recreational & 1 Fishing)
  - Club House, Swimming Pool, & Pavilion
  - Parks, Playground, & Picnic Facilities
- Barn & Storage Shed
- HOA dues: \$295/year

## HOME/IMPROVEMENTS:

- 2,537 Sq Ft Spacious Rock Home with Incredible Views
  - 3 Bedrooms, 2 1/2 Baths, 2 Garage Spaces
  - Multiple Living Areas
  - Spacious Bar & Custom Cabinetry
  - Master Suite: Walk-In Shower with Bench, Dual Sinks,
    latted Tub. Specieus Classet
  - Jetted Tub, Spacious Closet
- 25' x 40' Barn/Shed
  - 2-Stalls with Alley
  - Tack/Feed Room
  - Electricity & Water
- Storage Shed

## UTILITIES:

Well & Septic

#### TERRAIN:

- Rolling Hills
- Wooded

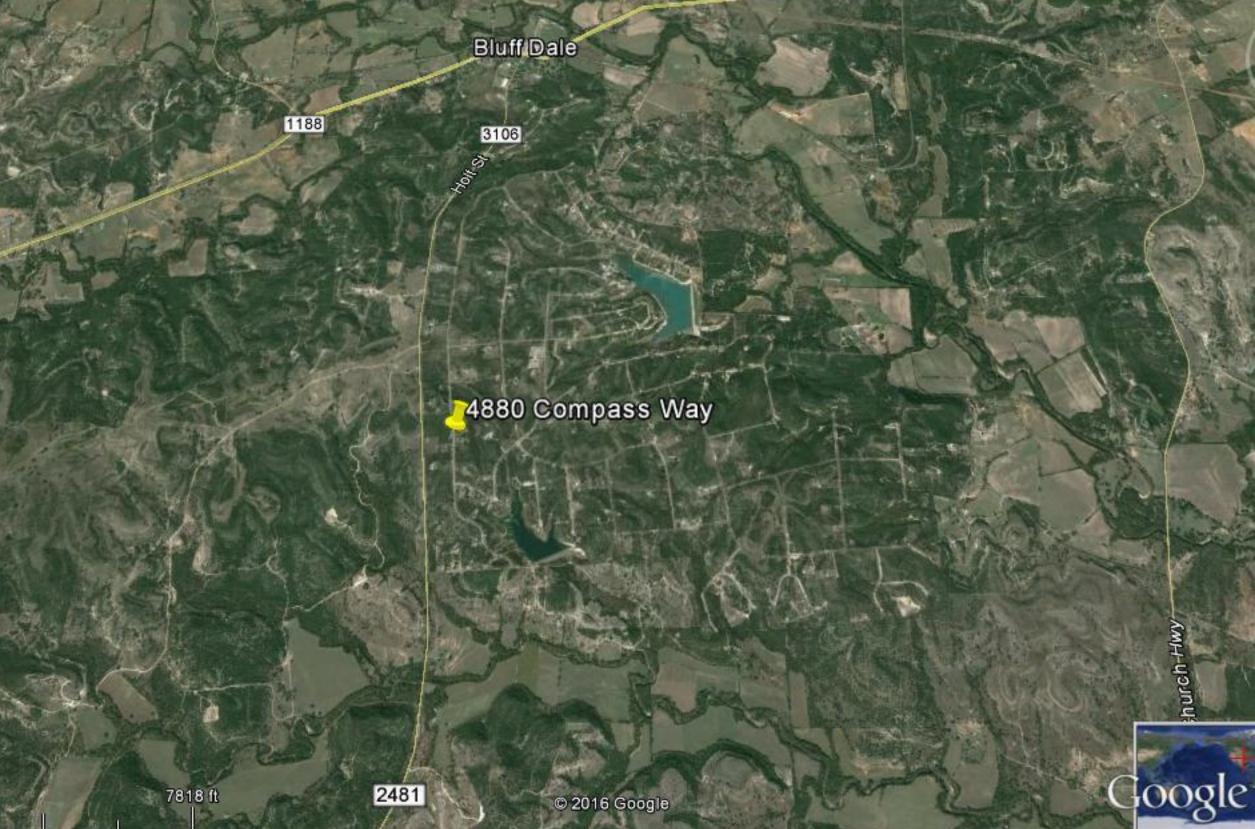
# **Driving Directions**

From Bluff Dale take FM 2481/Holt St. to entry of Mountain Lakes at lighthouse. Turn right on Compass Way. Sign on right.

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#### Customer Full Residential

onstruction:  Rock/Stone  Green  Features:  Drought Tolerant Plants    oundation:  Slab  Green Certification:  Drought Tolerant Plants    oof:  Composition  Handicap Amenities:  Aerial Photo, Deed Restrictions    ackyard Pool Feat:  Special Notes:  Aerial Photo, Deed Restrictions    ype of Fence:  Cross Fenced  Proposed Financing:    arking/Garage:  Attached, Front, Garage Door Opener  Possession:    reet/Utilities:  Aerobic Septic, All Weather Road, Asphalt, Well  HOA Includes:  Full Use of Facilities, Maintenance of Common Areas	MLS#:	13355130	Ν	Active	4880 Compass	WAY Blu	ff Dale	76433-4208	LP:	\$349,900
Final School:    Final School:<			<b>À</b> A		Area: Subdv: County: Parcel ID: Lot: 271-R	78/4 Mountain Lks Sec 2 Erath R000067333 Block:	Also for Lease Lease MLS#: Lake Name: Plan Dvlpmnt Legal:	e: N ACRES: 10.040 S	Lst \$ / SqFt	:\$137.92 TAIN LAKES SECTION T
# Carpt Spaces: 2    # Carpt Spaces: 0    Cvrd Park: 2						Full Baths: 2				
Image: Internative School:    Bluffdale    Middle School:    Bluffdale    High School:    Stephenvil      Iving Room:    17 x 14 / 1    Kitchen:    16 x 16 / 1    Breakfast Bar, Built-In Cabinets, Solid Surface/Non-Natural Type, Walk-In Pantry      reakfast Room:    9 x 9 / 1    Breakfast Bar, Built-In Cabinets, Dryer Hookup-Electric,Study/Den:    20 x 11 / 2    Built-In Cabinets, Solid Surface/Non-Natural Type, Walk-In Pantry      edroom:    11 x 14 / 2    Built-In Cabinets, Spilt Bedrooms, Walk- In Closets    20 x 11 / 2    Built-In Cabinets, Spilt Bedrooms, Walk- In Closets      edroom:    11 x 14 / 2    Built-In Closet System. Dual Sinks, Jetted Tub, Linen Closet, Separate Shower, Walk-in Closets    12 x 14 / 2    Built-In Closet, Spitt Bedrooms, Walk- In Closets      ousing Type:    Single Detached Tub, Linen Closet, Separate Shower, Walk-in Closets    Fireplace Type: Kitchen Equipment: Trees, Sudivision, Tah- Pantry    Blower Fan, Gas Logs, Metal Box Biowrer, Carpet, Ceranic Tile      ousing Type:    Single Detached Tub Scription:    Fireplace Type: Acreage, Heavily Treed, Horses Permitted, Landscaped, Ling Backyard Grass, Pasture, Some Trees, Sudivision, Tah- Pantry    Fireplace Type: Single Pane Windows, Electric Water Heater Trees, Sudivision, Tah- Pantry      oil    Unknown    Sata Conge Dool Opener Frees/Utilics    Fireplace Approver      reerutulition: Reading Amonites    Soch					# Gar Spaces: Garage Size: Acres:	2 22 x 23 10.040 No	# Carprt Spco HOA: Lot Dimen:	cs: 0 Mandatory	Cvrd Park: HOA Dues: Will Subdiv:	\$295 / Annual No
Surface/Non-Natural Type, Walk-In Pentry Party Pa					Middle School:	Bluffdale	High S	School: Stepher	ivil	
reakfast Room: 9 x 9 / 1 Breakfast Bar Dining Room: 13 x 11 / 1 Uillity Room: 18 x 7 / 1 Breakfast Bar Dining Room: 13 x 11 / 1 Uillity Room: 18 x 7 / 1 Built-in Cabinets. Sprey Hookup-Electric. Study/Den: 20 x 11 / 2 Farm Sink, Linen Closet, Room for Freezer, Separate Uillity Room, Washer Hookup edroom: 11 x 14 / 2 Built-in Cabinets. Split Bedrooms, Walk- In Closets Subject System, Dual Sinks, Jetted Tub. Linen Closet, Separate Shower, Walk-in Closets Single Detached Ousing Type: Contemporary/Modern, Ranch Size/Acreage: Hoavlity Treed. Horses Permitted, Landscaped. Lrg. Backyand Grass, Pasture, Some Trees, Subdivision, Tank/ Pond Ster/Acreage: Acreage, Heavlity Treed. Horses Permitted, Landscaped. Lrg. Backyand Grass, Pasture, Some Trees, Subdivision, Tank/ Pond Ster/Acreage: Acreage Contemporary/Modern, Ranch Ster/Acreage: Hoavlity Treed. Horses Permitted, Landscaped. Lrg. Backyand Grass, Pasture, Some Trees, Subdivision, Tank/ Pond Ster/Acreage: Acreage: Covered Porch(es). Cardens, Cutters, Patio Open, Soprinkler System, Stable/Barn, Storage Building Uinknown Ster/Acreage: Acreage: Covered Porch(es). Condense Detector Covered Porch(es). Condense Detector Soprinkler System, Stable/Barn, Storage Building Uinknown Ster/Acreage: Acreage: Covered Porch(es). Condense Detector Soprinkler System, Stable/Barn, Storage Building Uinknown Ster/Acreage: Acreage Door Opener Artiap/Garage: Attached, Front, Garage Door Opener A	.iving R	oom: 1 <sup>°</sup>	7 x 14 / 1			Kitchen:	16 x 16 / 1	Surface/Non-Nat		
edroom:    11 x 14 / 2    Built-in Cabinets, Split Bedrooms, Walk- in Closets    Bedroom:    12 x 14 / 2    Built-in Cabinets, Split Bedrooms, Walk- in Closets      laster Bedroom:    17 x 13 / 1    Custom Closet System, Dual Sinks, Jetted Tub, Linen Closet, Separate Shower, Walk-in Closets    12 x 14 / 2    Built-in Cabinets, Split Bedrooms, Walk- in Closets      ousing Type: Custom Closet System, Dual Sinks, Jetted Tub, Linen Closet, Separate Shower, Walk-in Closets    Fireplace Type: Kitchen Equipace    Blower Fan, Gas Logs, Metal Box Built-in Microwase, Dishwasher, Disposal, Range/Oven- Electric, Refrigerator, Water Line to Refrigerator, Smoke Detector Covered Porch(es), Gardens, Gutters, Patio Open, Sprinkler System, Stable/Barn, Storage Building Unknown    Fireplace Type: Kitchen Equipace    Blower Fan, Gas Logs, Metal Box Built-in Microwase, Dishwasher, Disposal, Range/Oven- Electric, Refrigerator, Water Line to Refrigerator, Smoke Detector Covered Porch(es), Gardens, Gutters, Patio Open, Sprinkler System, Stable/Barn, Storage Building Unknown    Heating/Cooling: Covered Porch(es), Green Features: Special Notes: Special Notes: Special Notes: Proposed Financing: Prosestion    Central Air-Elec, Central Heat-Elec, Propane Critications      condation:    Stab Composition    Composition    Arial Photo, Deed Restrictions      darkyard Pool, Feat: Walking/Garge Bar, Windows, Built-in Wing, High Speed Internet Available, Sourd System Wiring, High Speed Internet Available, Sourd System Wiring, Water Softener, Weit Bar, Window Coverings    Complex Approd For: Complex Approd For: Bar, Window Coverings    Celling Fan; Disting Approd Par				Built-in Cabinets Farm Sink, Liner Freezer, Separat	Closet, Room for	ectric,Study/Den:				
tyle of House:    Contemporary/Modern, Ranch    Kitchen Equipment:    Built-In Microwave, Disposal, Range/Oven- Electric, Refrigerator, Water Line to Refrigerator      to Size/Acreage:    10 Acres to 100 Acres    Acreage, Heavily Treed, Horses Permitted, Landscaped, Lrg, Backyard Grass, Pasture, Some Trees, Subdivision, Tank/ Pond    Alarm/Security: Flooring:    Built-In Microwave, Disposal, Range/Oven- Electric, Refrigerator, Water Line to Refrigerator      vite of Features:    Covered Porch(es), Gardens, Gutters, Patio Open, Sprinkler System, Stable/Barn, Storage Building    Heating/Cooling:    Central Air-Elec, Central Heat-Elec, Propane      sold:    Unknown    Stab    Energy Efficiency: Green Certification: Handicap Amenilies: Special Notes:    Central Air-Elec, Central Heat-Elec, Propane      ackyard Pool Feat: ype of Fence:    Cross Fenced    Front, Garage Door Opener Handicap Amenilies: Special Notes:    Acrial Photo, Deed Restrictions Proposed Financing: Dock, Community Pool, Park, Playground, Private Lake/Pond, RV Parking Bay Windows, Built-In Wine Cooler, Cable TV Available, Sound System Wiring, Water Softener, Wet Bar, Window Coverings    Costing / Funding Full Use of Facilities, Maintenance of Common Areas      rooperty Description:    Seclusion with Incredible view from every window of this 3 bedroom 2.5 bath home on 10+ acres. Inviting open concept floor plan, furnid Uning, second living area, breakfast area, spacious bar, huge utility, custom cabinetry, decorative lighting, gas fireplace and quality finishes through out. Master suite has walk in shower with bench, duulity finishes through out. Maste				in Closets Custom Closet S Tub, Linen Close	, ystem, Dual Sinks, .	Jetted	12 x 14 / 2		Split Bedro	ooms, Walk-
tot Size/Acreage:    10 Acres to 100 Acres    Arreage, Heavily Treed, Horses Permitted, Landscaped, Lrg. Backyard Grass, Pasture, Some Trees, Subdivision, Tank/ Pond    Smoke Detector      kterior Features:    Covered Porch(es), Gardens, Gutters, Patio Open, Sprinkler System, Stable/Barn, Storage Building    Heating/Cooling:    Carpet, Ceramic Tile      oil:    Unknown    Energy Efficiency: Green Features:    Central Air-Elec, Central Heat-Elec, Propane      ooddation:    Slab    Sab    Ceren Features:    Cerling Fans, Double Pane Windows, Electric Water Heater Drought Tolerant Plants      ondation:    Slab    Green Centification: Stab    Aerial Photo, Deed Restrictions      off:    Coxpos Fenced    Proposed Financing: Proposed Financing:    Aerial Photo, Deed Restrictions      preet/Utilitie:    Aerobic Septic, All Weather Road, Asphalt, Well    HOA Includes: Complex Apprvd For:    Closing/Funding      mmon Features:    Available, Decorative Lighting, High Speed Internet Available, Decorative Lighting, High Speed Internet Available, Sound System Wiring, Water Softener, Wet Bar, Window Coverings    File Stath home on 10+ acres. Inviting open concept floor plan, formal dining, second living area, breakfast area, spacious bar, huge utility, custom cabinetry, decorative lighting, gas fireplace and quality finishes through out. Master suite has walk in shower with bench, double sinks, relaxing jetted tu band spacious closet. Impeccable landscaping, barn with alley, water & elect.				orary/Modern, Ranch to 100 Acres Heavily Treed, Horses Permitted, ed, Lrg. Backyard Grass, Pasture, Some			ent: Built-ir	t: Built-in Microwave, Dishwasher, Disposal, Range/Oven- Electric, Refrigerator, Water Line to Refrigerator Smoke Detector		
xterior Features:    Covered Porch(es), Gardens, Gutters, Patio Open, Sprinkler System, Stable/Barn, Storage Building Unknown    Heating/Cooling:    Central Air-Elec, Central Heat-Elec, Propane      onstruction:    Rock/Stone    Energy Efficiency: Green Features:    Ceiling Fans, Double Pane Windows, Electric Water Heater Drought Tolerant Plants      oundation:    Slab    Green Certification: Handicap Amenities:    Aerial Photo, Deed Restrictions      ackyard Pool Feat:    Special Notes:    Aerial Photo, Deed Restrictions      greef/Utilities:    Artached, Front, Garage Door Opener    Possession:      reef/Utilities:    Aerobic Septic, All Weather Road, Asphalt, Well ommon Features:    Hou Includes:    Closing/Funding      bay Windows, Built-in Wine Cooler, Cable TV    Hou Includes:    Complex Apprvd For:    Complex Apprvd For:      refore Features:    Available, Sound System Wiring, Water Softener, Wet Bar, Window Coverings    Bar, Window Coverings    Seclusion with Incredible view from every window of this 3 bedroom 2.5 bath home on 10+ acres. Inviting open concept floor plan, formal dining, second living area, breakfast area, spacious bar, huge utility, custom cabinetry, decorative lighting, itaker suit has swalk in shower with bench, double sinks, relaxing jetted tub and spacious closet.      ublic Driving    From Bluff Dale turn onto FM2481 to Mountain Lakes entry @ Lighthouse. Turn R on Compass Way, see sign on Right.	ot Description: Acreage, Landscap		Acreage, H Landscape			Flooring:	Smoke			
oil:    Unknown    Energy Efficiency:    Ceiling Fans, Double Pane Windows, Electric Water Heater      onstruction:    Stab    Green Features:    Drought Tolerant Plants      oof:    Composition    Handicap Amenities:      ackyard Pool Feat:    Cross Fenced    Proposed Financing:      ype of Fence:    Cross Fenced    Proposed Financing:      pret/Utilities:    Attached, Front, Garage Door Opener    Possession:      Boat Ramp, Campground, Club House, Community    Pool, Parking    Complex Apprvd For:      Boat Ramp, Campground, Club House, Community    Complex Apprvd For:    Complex Apprvd For:      ormer Features:    Available, Sound System Wiring, High Speed Internet    Available, Sound System Wiring, Water Softener, Wet      Bar, Windows Coverings    Seclusion with incredible view from every window of this 3 bedroom 2.5 bath home on 10+ acres. Inviting open concept floor plan, formal dining, second living area, breakfast area, spacious bar, huge utility, custom cabinetry, decorative lighting, gas fireplace and quality finishes through out. Master suite has walk in shower with bench, double sinks, relaxing jetted tub and spacious closet.      ublic Driving    From Bluff Dale turn onto FM2481 to Mountain Lakes entry @ Lighthouse. Turn R on Compass Way, see sign on Right.	xterior F	Features:	Covered P	orch(es), Gardens	s, Gutters, Patio Op		: Centra	l Air-Elec, Central H	eat-Elec, Pr	opane
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	ist Office	e Name:	Dickerson	Real Estate		List Agent Name	e: PAULA I	DONAHO		

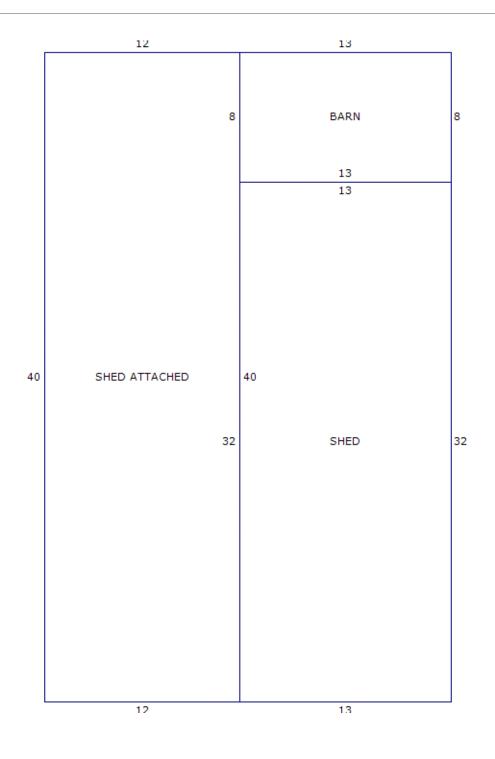
Prepared By: PAULA DONAHO / Dickerson Real Estate on 2016-04-12 14:29

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## 4880 Compass Way, Bluff Dale, TX 76433-4208, Erath County

## **Building 1**

Size Selected: 700x640



**Courtesy of PAULA DONAHO, NTREIS** The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



