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



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

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

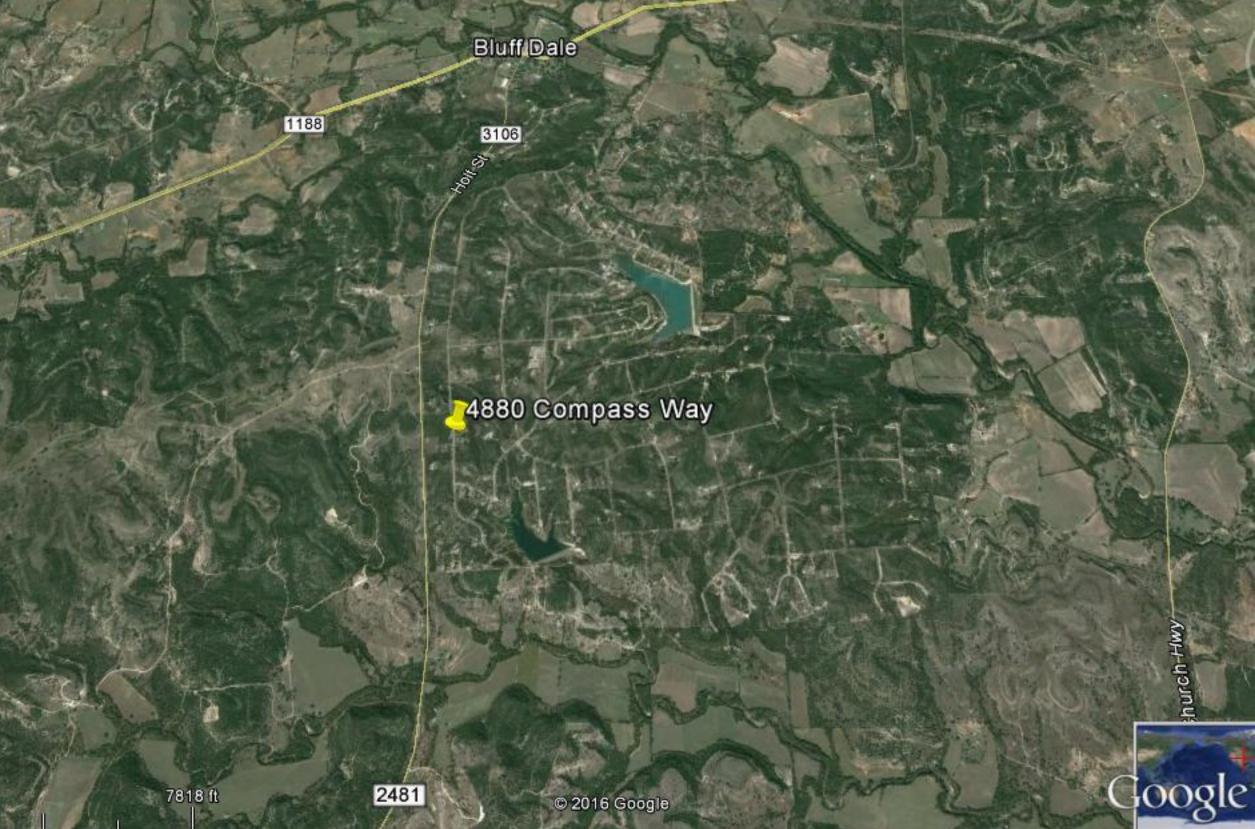
Driving Directions

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

Spacious Home on 10+ Scenic Acres in Mountain Lakes

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





377



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:<			À 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 Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party Party 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 [°]	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
ackyard Pool Feat: Cross Fenced Special Notes: Aerial Photo, Deed Restrictions ype of Fence: Cross Fenced Proposed Financing: Proposed Financing: arking/Garage: Attached, Front, Garage Door Opener Possession: Closing/Funding treet/Utilities: Aerobic Septic, All Weather Road, Asphalt, Well HOA Includes: Closing/Funding ommon Features: Boat Ramp, Campground, Club House, Community Dock, Community Pool, Park, Playground, Private Complex Apprvd For: Full Use of Facilities, Maintenance of Common Areas hterior Features: Available, Decorative Lighting, High Speed Internet Available, Sound System Wiring, Water Softener, Wet Bar, Window Coverings roperty Description: 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 irections: From Bluff Dale turn onto FM2481 to Mountain Lakes entry @ Lighthouse. Turn R on Compass Way, see sign on Right.			Unknown Rock/Ston Slab	ie		Energy Efficience Green Features Green Certification	Green Features: Drought Green Certification:			
Available, Decorative Lighting, High Speed Internet Available, Sound System Wiring, Water Softener, Wet Bar, Window Coverings 	arking/Garage: Attached, treet/Utilities: Aerobic S iommon Features: Boat Ram Dock, Con Lake/Pon			, Front, Garage Door Opener ieptic, All Weather Road, Asphalt, Well p, Campground, Club House, Community munity Pool, Park, Playground, Private Id, RV Parking		Special Notes: Proposed Finan Possession: I HOA Includes: ity Complex Apprv	Special Notes:Aerial PhoProposed Financing:Possession:Closing/FHOA Includes:Full Use of		Funding	
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. Impeccable landscaping, barn with alley, water & elect. Whice Driving irections:	nterior F	eatures:	Available, Available,	Decorative Lighti Sound System W	ng, High Speed Inte					
irections:		·	formal din quality fin Impeccabl	ing, second living ishes through out e landscaping, ba	g area, breakfast ar Master suite has v arn with alley, wate	ea, spacious bar, hug valk in shower with b r & elect.	e utility, cust ench, double :	om cabinetry, decor sinks, relaxing jette	ative lightir d tub and sp	ng, gas fireplace and pacious closet.
st Office Name: Dickerson Real Estate List Agent Name: PAULA DONAHO			TION BUIL		WZ+OT to WOULTAIN	Lakes entry e Lighth		n compass way, se		grit.
	ist Office	e Name:	Dickerson	Real Estate		List Agent Name	e: PAULA I	DONAHO		

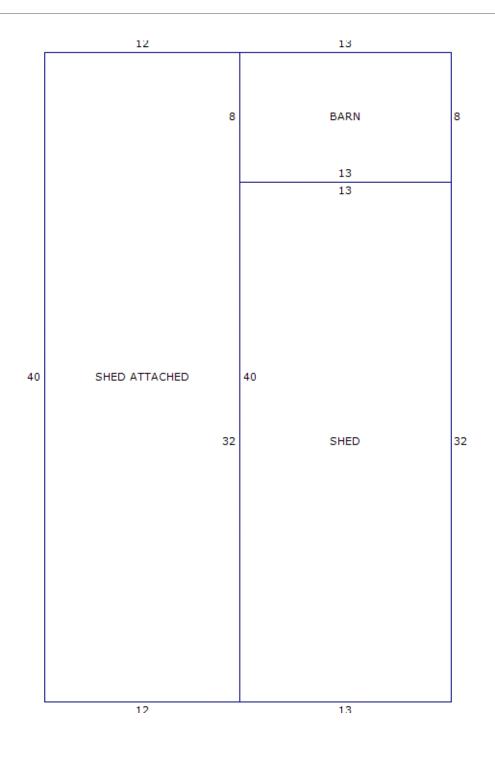
Prepared By: PAULA DONAHO / Dickerson Real Estate on 2016-04-12 14:29

Information Deemed Reliable, but not Guaranteed. Copyright: 2016 NTREIS.

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.



