## Fantastic Home on 5+ Acres in Mt. Lakes

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





## **Property Address**

820 Magic Valley Bluff Dale, Texas 76433

## **Property Description**

Take the scenic drive to this beautiful custom 3 bedroom. 2.5 bath home. Home has an open kitchen with everything you need and more - watch hummingbirds from your dining room table and soak in the wildlife. Home has large porches and balconies to view the star-filled nights and relax with your favorite beverage. Inside has two living areas (one with a fireplace) plus a master suite with a sitting area, fireplace, doorway to balcony, his and her sinks, and a large shower. Outside you will find a 30 x 40 shop with a rollup door, side door, and prepped for a shower. Fantastic setting in a great community with amenities to include a community pool, 2 private lakes, park, RV park, garden, walk trail, club house, and more. This is a must see!

#### **Location**

- Mountain Lakes in Bluff Dale, TX
- 1 1/2 hours to DFW Airport
- Bluff Dale ISD



### **Property Highlights**

Price: \$339,500.00Acres: 5.001County: ErathState: Texas

· Closest City: Bluff Dale

• Property Type: Residential Property



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

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#### **Property Features**

- 5.001 Acres with Spectacular Home & Panoramic Views
  - 3 Bedrooms, 2 1/2 Baths, 2 Garage Spaces
  - Large Porches & Balconies
  - 30 x 40 Shop with Rollup Door with Electricity
- 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

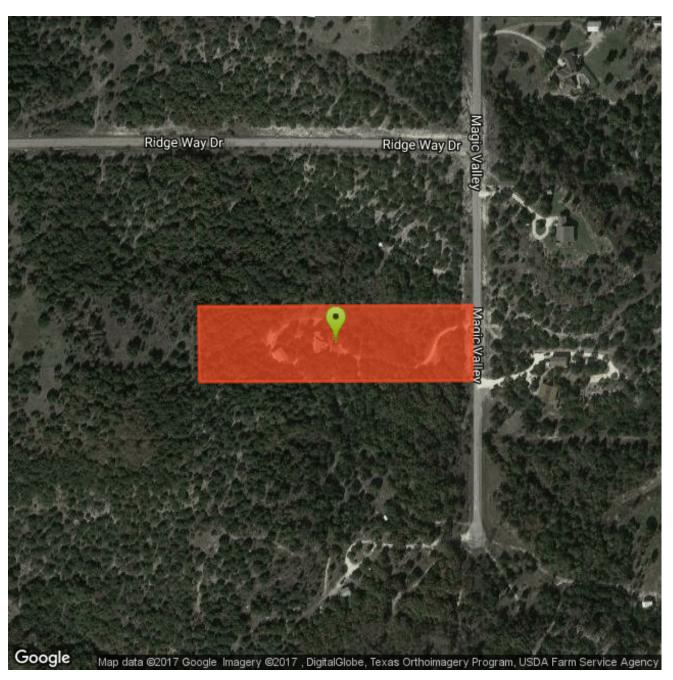
- Co-op Water
- Aerobic Septic

### **Driving Directions**

From US 377 in Bluff Dale, go south on to FM 2481/Holt St. Take a left at the Lighthouse entry on Mountain Lakes Blvd., then a right on Compass Way, a left on Beacon Lake, a right on Skyline, a right on Jimmy Houston Way, a left on Ridgeway, then a right on Magic Valley. See sign on right.

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#### Cross Property Customer Full View

Bluff Dale MLS#: 13676698 N Active 76433-4262 IP \$339 500 820 Magic VLY Category: Residential RES-Single FamilyOrig LP: \$339,500 Type: Also for Lease: Area: 78/4 Subdv: Lease MLS#: Mountain Lakes Lst \$ / SqFt: \$145.77 County: Erath Lake Name: Parcel ID: Plan Dvlpmnt: R000068971 1096 ACRES: 5.001 S6765 MOUNTAIN LAKES SECT Lot: Block: Legal: Multi Prcl: MUD Dst: No Nο Unexempt Taxes: \$3,540 Bedrooms: 3 Tot Baths: Liv Areas: Stories: 2 Fireplaces: Sec Sys: Full Baths: Dining Areas: 1 Pool: Nο No Half Baths: 2,329 / Tax 2004 / Preowned SaFt: Yr Built: Garage Size: Cvrd Park: # Gar Spaces: 2 24 x 20 # Carprt Spcs: 0 Hdcp Am: No 5.001 Lot Dimen: Will Subdiv: Acres HOA: HOA Dues: \$295 / Annual Mandatory 1 Accessory Unit: Accessory Unit Type: School Dist: Bluff Dale ISD Elementary School: Bluffdale Middle School: Bluffdale High School: Stephenvil Livina Room: 22 x 14 / 1 Kitchen: 13 x 10 / 1 Breakfast Bar, Built-in Cabinets, Natura Stone/Granite Type Built-in Cabinets, Dryer Hookup- Electric, Living Room: Utility Room: 6 x 5 / 1 16 x 13 / 2 Full Size W/D Area, Separate Utility Room, Washer Hookup Master Bedroom: 18 x 14 / 2 Dual Sinks, Fireplace in Master, SeparateBedroom: 9 x 9 / 2 Split Bedrooms, Walk-in Closets Shower, Sitting Area in Master, Walk-in Closets Walk-in Closets Bedroom: 14 x 10 / 2 Gas Logs, Wood Burning Built-in Microwave, Built-in Refrigerator/Freezer, Convection Oven, Cooktop - Electric, Dishwasher, Housing Type: Single Detached Fireplace Type: Style of House: Traditional Kitchen Equipment: Disposal, Oven-Electric, Refrigerator, Warmer Oven Drawer, Water Line to Refrigerator Lot Size/Acreage: 5 Acres to 9.99 Acres Alarm/Security: Smoke Detector Acreage, Creek, Heavily Treed, Horses Permitted, Lot Description: Carpet, Ceramic Tile, Concrete Flooring Lrg. Backyard Grass, Subdivision Balcony, Covered Porch(es), Deck, Gutters, RV/ BoatHeating/Cooling: Exterior Features: Central Air-Elec, Central Heat-Elec, Heat Pump Parking, Workshop w/Electric Energy Efficiency: 13-15 SEER AC, Ceiling Fans, Double Pane Windows, Gas Water Heater, Low E Windows, Soil: Unknown Programmable Thermostat, Radiant Barrier Construction: Fiber Cement, Rock/Stone Green Features: Drought Tolerant Plants Foundation: Slab Green Certification: Metal Handicap Amenities: Roof Backyard Pool Feat: Special Notes: Aerial Photo, Deed Restrictions, Survey Available, **Utility Easement** Type of Fence: None Proposed Financing: Cash, Conventional, FHA, Not Assumable, VA Attached, Opener, Side Aerobic Septic, All Weather Road, Asphalt, Co-op Parking/Garage: Street/Utilities: Possession Closing/Funding, Negotiable Contact Agent Showing: Water, Individual Water Meter, Outside City Limits Common Features: Boat Ramp, Campground, Club House, Community Complex Apprvd For: Dock, Community Pool, Jogging Path/Bike Path, Park, Playground, Private Lake/Pond, RV Parking Full Use of Facilities, Maintenance of Common Areas HOA Includes: Decorative Lighting, High Speed Internet Available, Interior Features: Water Softener Property Description: Street name says it all. Magic Valley, take the scenic drive to this beautiful custom 3 bedroom 2.5 bath home. Open kitchen with everything you need and more, watch hummingbirds from your dining table and soak in the wildlife. Large porches and balconies to view the star filled nights and relax with your favorite beverage. 2 living areas, one with a fireplace, master suite has sitting area, fireplace, doorway to balcony, his and her sinks and large shower. Outside you will find a 30 x 40 shop with rollup door, side door and prepped for shower. Fantastic setting, great community with amenities to include community pool, 2 private lakes, park, RV park, garden, walk trail, club house and more. A must see US 377 to FM248 then left at Lighthouse entry, Right on Compass Way, Left on Beacon Lake, Right on Skyline, Right on Jimmy Houston Way, Left on Ridgeway Dr, Right on Magic Valley see sign on Right. Public Driving

List Agent Name:

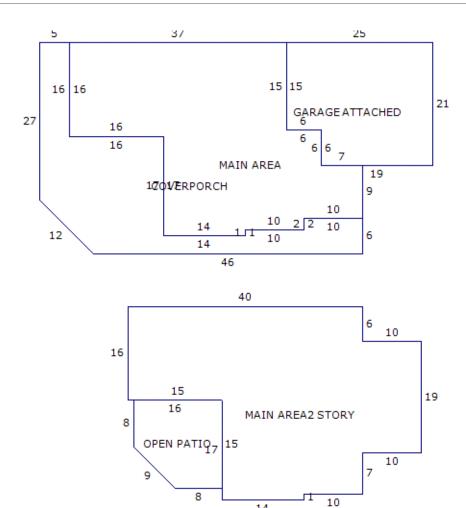
PAULA DONAHO

Dickerson Real Estate

Directions:

List Office Name:

Building 1 Size Selected: 500x500



**Building 2** Size Selected: 500x500



BLAKE AND DELLA CURL FAMILY TRUST VOL. 923, PG. 1, D.R.E.C.T. DECREE OF PARTITION IN CAUSE NO. 5579 DISTRICT COURT, HOOD COUNTY, TEXAS

