

Build Your Dream Home on 10+ Scenic Acres

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



Property Address

600 Peninsula Drive
Bluff Dale, Texas 76433

Property Description

Two 5 acre tracts are being offered together creating this beautiful 10+ acres in Bluff Dale, Texas. Hardwood trees, spectacular views, great building locations throughout the property, and a seasonal creek at the back of the property. Quick access to main and secondary entry into this development. Mountain Lakes Ranch offers two wonderful private lakes to enjoy, plus a clubhouse, RV parking & storage, playground, pool, and walking trail. Convenient to the metroplex, Granbury, Glen Rose, Stephenville, and Weatherford. HOA dues are 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 Highlights

- Price: \$57,500.00
- Acres: 10.02
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Recreational Property



Paula Donaho
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150 N. Harbin Dr.
Stephenville, TX 76401

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Property Features

- Build Your Dream Home on 10.02 Scenic Acres
- 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
- Septic Required

Terrain

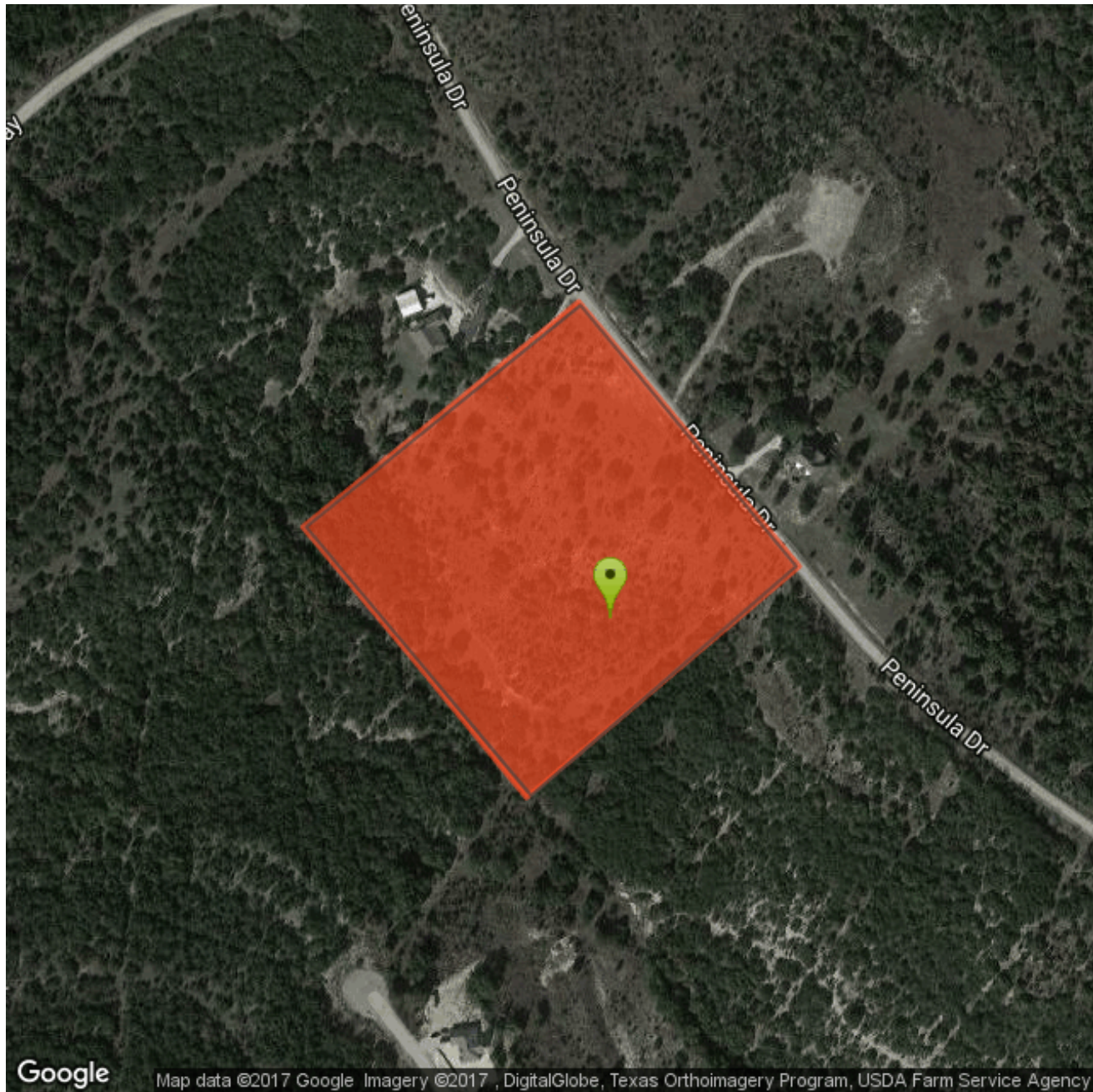
- Rolling Hills
- Wooded

Driving Directions

From Bluff Dale/US Hwy 377, turn south onto FM 2481 (Holt St.). Turn left at lighthouse onto Mountain Lakes Dr. Turn left onto Compass Way, then turn right onto Peninsula Dr. - sign on right.

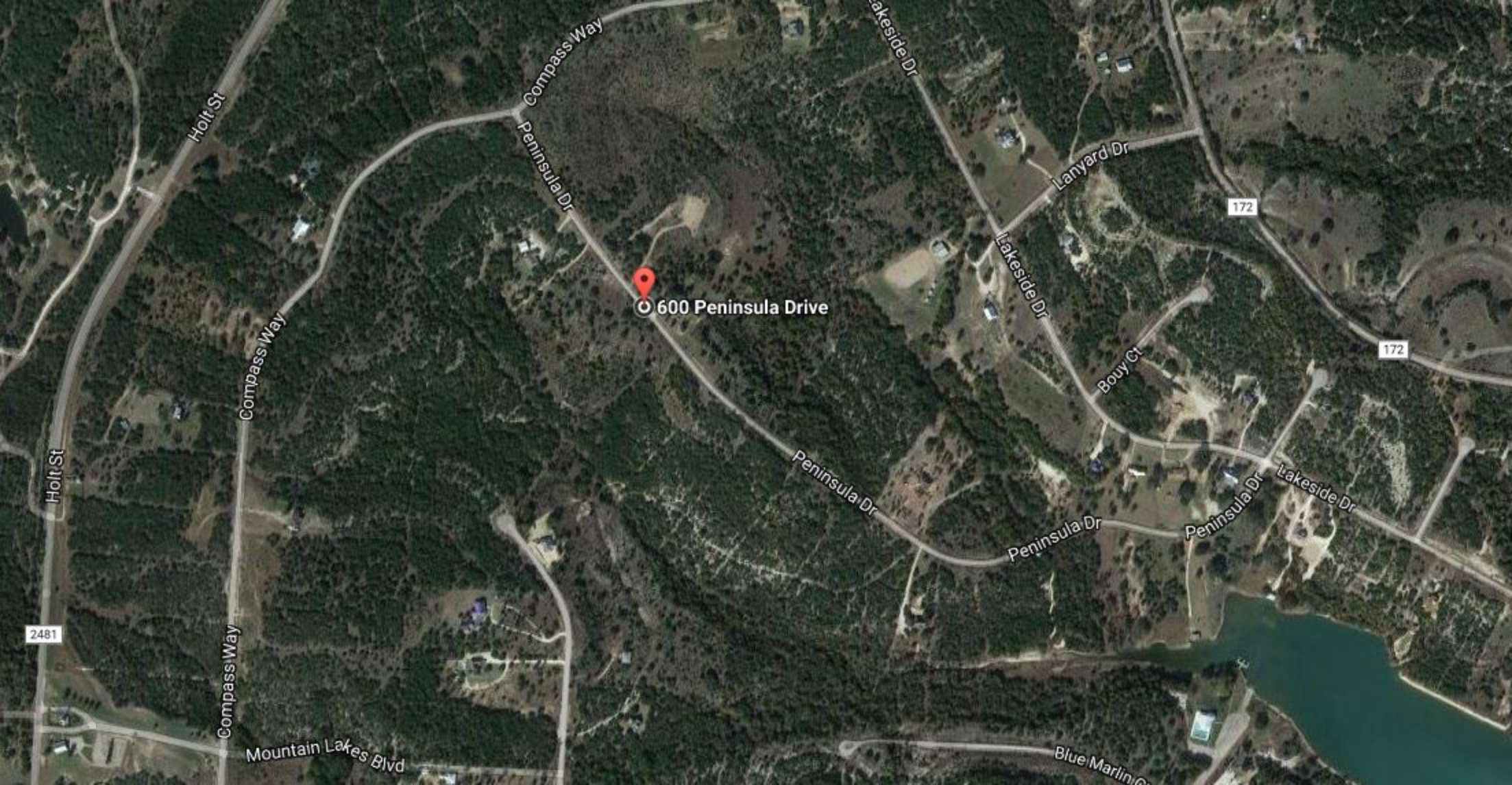
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Holt St

Compass Way

Lakeside Dr

Lanyard Dr

172

Lakeside Dr

Bouy Ct

172



600 Peninsula Drive

Peninsula Dr

Peninsula Dr

Peninsula Dr

Lakeside Dr

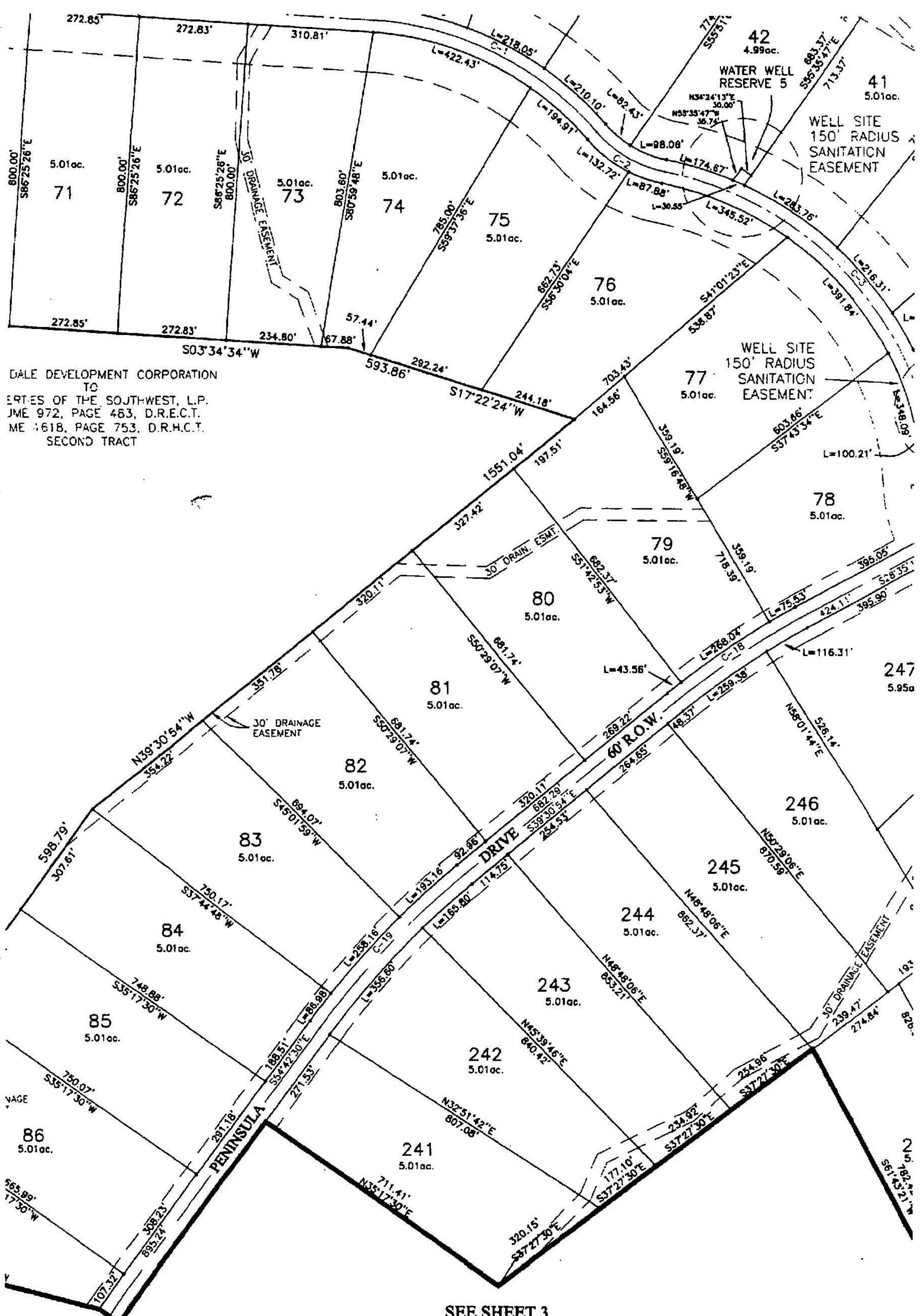
Compass Way

Compass Way

2481

Mountain Lakes Blvd

Blue Marlin Ct



DALE DEVELOPMENT CORPORATION
TO
ERTES OF THE SOUTHWEST, L.P.
JME 972, PAGE 483, D.R.E.C.T.
ME 4618, PAGE 753, D.R.H.C.T.
SECOND TRACT

SEE SHEET 3

\$57,500



Land SqFt:	436,471 /	Lot Dimen:	Lot #'s 80 & 81	\$/Lot SqFt:	\$.13
Acres:	10.020	HOA Dues:	\$295 / Annual	Subdivided:	No
HOA:	Mandatory			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:	Acreage, Some Trees, Subdivision	Restrictions:	Development
Lot Size/Acreage:	10 Acres to 49.99 Acres	Easements:	Utilities
Present Use:	Residential Single	Documents:	Aerial Photo, Plat Approved
Proposed Use:	Residential Single	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, Community Pool, Jogging Path/Bike Path, Park, Playground, Private Lake/Pond, RV Parking
Other Utilities:	Co-op Electric, Rural Water District, Septic System Required	HOA Includes:	Full Use of Facilities
Topography:	Level, Rolling	Miscellaneous:	
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions, Flowage Easement
Crops/Grasses:	Native	Proposed Financing:	Cash, Conventional, Other, Texas Vet
Soil:	Unknown	Possession:	Closing/Funding

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Public Driving Directions:	From US377, turn onto FM2481, turn left at lighthouse, turn left on Compass Way, turn Right onto Peninsula, see signs on right.

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

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