

Build Your Dream Home on 6+ Scenic Acres

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



Property Address

770 Bluff View Drive
Bluff Dale, Texas 76433

Property Description

Come see this scenic lot in Mountain Lakes that has an abundance of trees, lots of character, and a hilltop view! Be as creative as you want and place your driveway for your home or get-a-way just as you want it on this scenic lot. Great fishing from your waterfront property that has amenities that include first class fishing lake, recreational lake, clubhouse, pool, park, and RV area. Clear a few trees and you have a scenic lot with a spectacular waterfront. **For additional information contact Paula Donaho at 254-485-3621.**

Location

- [Mountain Lakes](#) in [Bluff Dale, TX](#) just 1 ½ hours to DFW Airport
- [Bluff Dale ISD](#)

Property Features

- 6.01 Acre Lot to Build Your Dream Home with Amazing Views Outside the City Limits
- HOA dues: \$295/year ~ Community Water & Septic Required
- Access to Mountain Lakes Community Amenities: 2 Private Lakes (1 Recreational & 1 Fishing), Club House, Swimming Pool, Pavilion, Parks, Playground, & Picnic Facilities

Driving Directions

From Bluff Dale go south on FM 2481 (Holt St.) then left onto Bluff View Dr. - see Dickerson Real Estate sign on left.

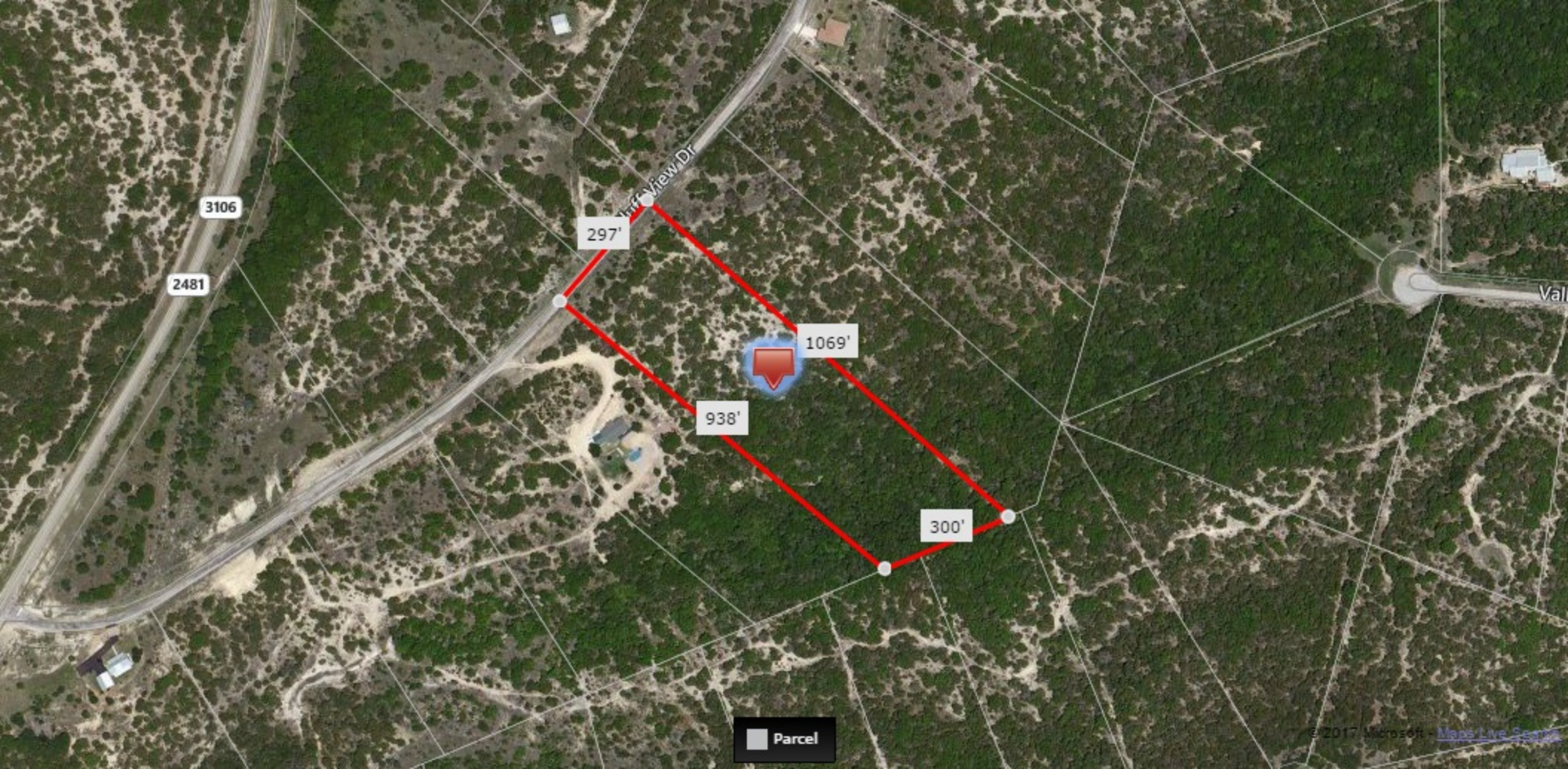
Property Highlights

- Price: \$23,900
- Acres: 6.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale



Paula Donaho
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Parcel

Customer Full - Lots & Acreage

MLS#: 13796375 \$ Active		770 Bluff View DR		Bluff Dale		76433		LP:		\$23,900			
		Category:		Lots & Acreage		Type:		LND-Residential		Orig LP:		\$27,900	
		Area:		78/4									
		Subdv:		Mountain Lakes Sec 1									
		County:		Erath		Lake Name:				\$ / Acre:		\$3,976.71	
		Parcel ID:		R000066750		Plan Dvlpmnt:							
		Lot: 32		Block:		Legal:		ACRES: 6.010 S6755 MOUNTAIN LAKES SECTIO					
		Multi Prcl:		No		MUD Dst: No		Unexempt Taxes: \$472					
		# of Lots:		1		Lots Sold Sep:				Lots Sld Pkg:			
		Road Frontage:				Feet to Road:				Road Asmt:		No	
		Land SqFt:		261,796 /						\$/Lot SqFt:		\$09	
Acres:		6.010		Lot Dimen:				Subdivided:		No			
HOA:		Mandatory		HOA Dues:		\$295 / Annual		Will Subdiv:		No			
Crop Retire Prog:		No		# Lakes:				Pasture Acres:					
Land Leased:		No		# Tanks/Ponds:				Cultivated Acres:					
AG Exemption:		No		# Wells:				Bottom Land Acres:					
				# Wtr Meters:				Irrigated Acres:					
School Dist:		Bluff Dale ISD											
Elementary School:		Bluff Dale		Middle School:		Bluff Dale		High School:		Bluff Dale			
Lot Description:		Acreage		Restrictions:		Deed							
Lot Size/Acreage:		5 Acres to 9.99 Acres		Easements:		Drainage, 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, Outside City Limits		Common Features:		Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path, Park, Playground, RV Parking							
Other Utilities:		Cable Available, Co-op Electric, Phone Avail. On Site, Septic System Required		HOA Includes:		Full Use of Facilities							
Topography:		Bottom, Oak, Rolling, Sloped, Varied		Miscellaneous:									
Road Frontage Desc:		Asphalt		Special Notes:		Aerial Photo, Deed Restrictions, Utility Easement							
Crops/Grasses:		Native		Proposed Financing:		Cash, Conventional, Not Assumable							
Soil:		Other, Rocky/Shale, Unknown		Possession:		Closing/Funding							
Property Description:		Scenic 6 acre lot in Mountain Lakes, lots of character, stunning hilltop views and lots of trees. Build your dream home and stay or just use as your get-a-way and enjoy the many amenities that Mountain Lakes has to offer such as first class fishing lake, recreational lake, clubhouse, community pool, park and RV park area with walking trail and more. Centrally located within 20 min of Glen Rose, Granbury and Stephenville and just about an hour from Fort Worth. This is a very affordable community with HOA dues only \$295 a year so bring the kids or grandkids and stick your feet in the clear lake water that Mountain Lakes offers and enjoy..											
Public Driving Directions:		From Bluff Dale Go South on FM2481 (Holt St), left onto Bluff View Dr See Dickerson Real Estate sign on right.											
List Office Name:		Dickerson Real Estate				List Agent Name:		PAULA DONAHO					

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2018-08-28 14:17

