

2+ Acre Scenic Lot in Mt. Lakes

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



Property Address

0 Anchors Way
Bluff Dale, Texas 76433

Property Description

Scenic 2.009 acre lot in Mountain Lakes. Nice location, lots of trees, scenic views, and a great homesite. Mountain Lakes provides a first class fishing lake, recreational lake, clubhouse, pool, park, RV area, walking trail, garden co-op, and more. Convenient to DFW, Granbury, Glen Rose, Weatherford, and Stephenville. Bluff Dale, Texas is a growing community with new schools coming for junior high and high school children, with upgrades to the elementary and enhanced safety measures for all children. Good things happening in this town that is approximately 1 hour from Fort Worth. **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 Features

- 2.009 Acres with a Panoramic View
- Outside the City Limits in an 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, take FM 2481/Holt St. south. Take left on Mountain Lakes Blvd., right on Compass Way, left on Beacon Lake, right on Skyline Dr., left on Christine Way property intersects Christine Way & Anchor Way. See sign on tree approximate corners are flagged.

Property Highlights

- Price: \$15,900.00
- Acres: 2.01
- County: Erath
- State: 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



2 Acre Lot with Lake View in Mt. Lakes

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

Property Features

PaulaDonaho.com

- 2.009 Acres with a Panoramic View of Mt. Lakes' Recreational Lake
- Outside the City Limits in an 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

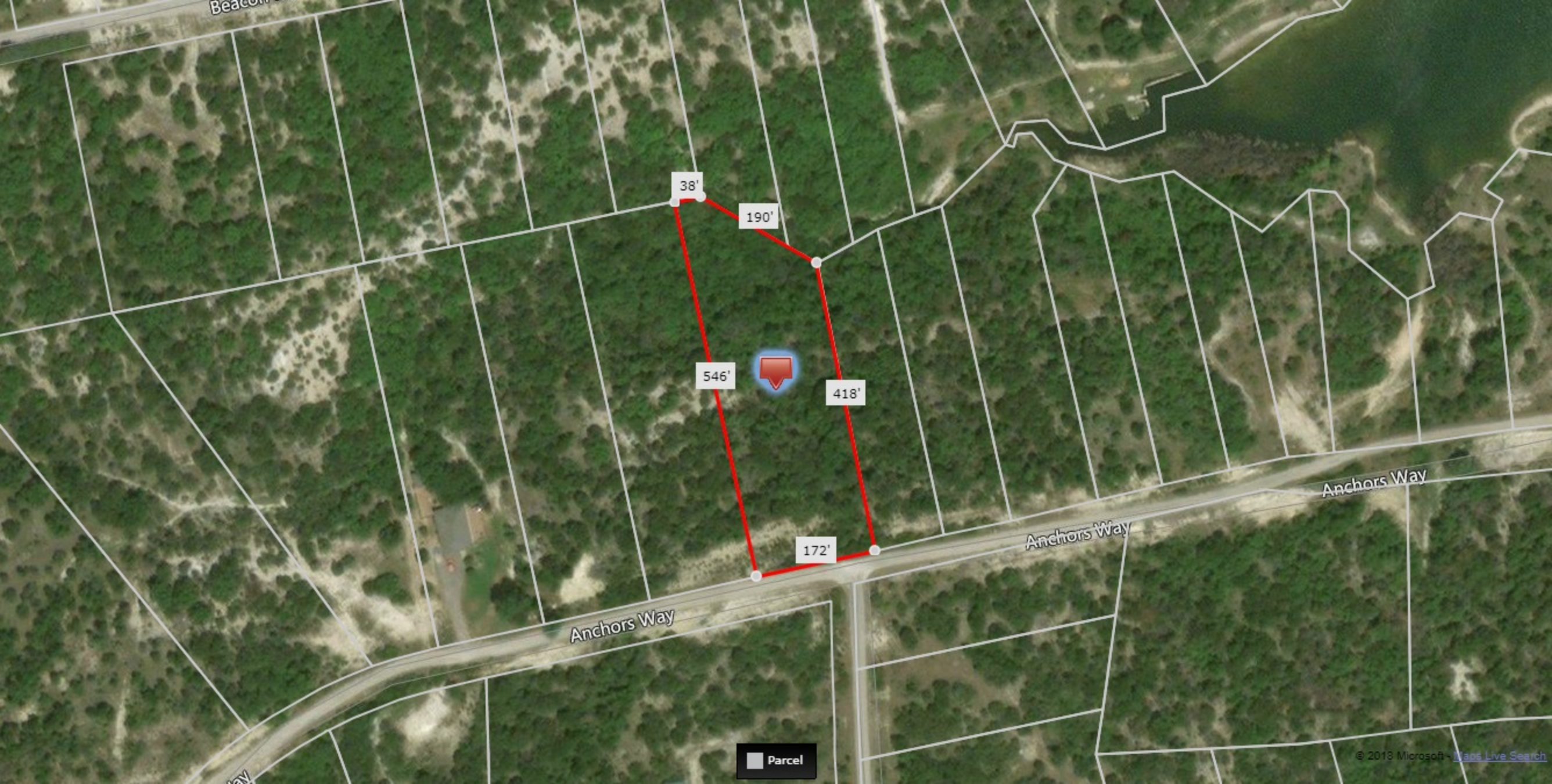
- Co-op Water
- Septic Required

Terrain

- Rolling Hills
- Wooded

Driving Directions

From Bluff Dale/US Hwy 377, take FM 2481/Holt St south. Take left on Mountain Lakes Blvd., right on Compass Way, left on Beacon Lake, right on Skyline Dr., left on Christines Way property at end of Christine Way.



Beacon

38'

190'

546'

418'

172'

Anchors Way

Anchors Way

Anchors Way

Parcel

© 2013 Microsoft - [Maps Live Search](#)



Blue Marlin Cr

Blue Marlin Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Anchor Way

Anchor Way

Skyline Dr

Lake Dr

Skyline Dr

© 2018 Google

Cross Property Customer Full View

MLS#: **13838230** \$ **Active** **00 Anchor S WAY** **Bluff Dale** **76433** LP: **\$15,900**



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$17,000
Area:	78/4				
Subdv:	Mountain Lakes			\$ / Acre:	\$7,914.39
County:	Erath	Lake Name:			
Parcel ID:	R000068559	Plan Dvlpmnt:			
Lot:	Block:	Legal:	ACRES: 2.009 S6762 MOUNTAIN LAKES SECTION THR		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$316

# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	No

Land SqFt:	87,512 /	Lot Dimen:		\$/Lot SqFt:	\$18
Acres:	2.009	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:	Bluff Dale	Middle School:	Bluff Dale	High School:	Bluff Dale

Lot Description:	Acreage, Heavily Treed, Irregular, Subdivision	Restrictions:	Deed
Lot Size/Acreage:	1 Acre to 2.99 Acres	Easements:	Utilities
Present Use:		Documents:	Aerial Photo, Plat Approved
Zoning Info:	Residential	Exterior Buildings:	
Development:	Plat Approved	Barn Information:	
Street/Utilities:	All Weather Road, Asphalt	Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Playground, RV Parking
Other Utilities:	Co-op Electric, Electric	HOA Includes:	Full Use of Facilities, Maintenance of Common Areas
Topography:	Shinnery, Sloped	Miscellaneous:	
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions, Utility Easement
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	Cash, Conventional, Texas Vet
Soil:		Possession:	Closing/Funding

Property Description: **Scenic 2.009 acre lot in Mountain Lakes, nice location with lots of trees, view and great potential for a nestled in homesite. Mountain Lakes provides a first class fishing lake, recreational lake, clubhouse, pool, park, and RV area, walking trail, garden coop and more. Convenient to DFW, Granbury, Glen Rose, Weatherford and Stephenville. Bluff Dale, Texas is a growing community with new schools coming for Jr high and high school children, upgrades to elementary and enhanced safety measures for all children. Good things happening in this town that is approx 1 hr from Fort Worth.**

Public Driving Directions: **From Bluff Dale-US Hwy 377, take FM 2481-Holt St south. Take left on Mountain Lakes Blvd., right on Compass Way, left on Beacon Lake, right on Skyline Dr. – property at intersection of Christine Way and Anchor's Way, see sign on tree, approx corners are flagged.**

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

Information Deemed Reliable, but not Guaranteed. Copyright: 2018 NTREIS.