

Scenic Waterfront Lot in Mt. Lakes

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



Property Address

6445 Compass Way
Bluff Dale, Texas 76433

Property Description

Make this your showplace - scenic 1.01 acre waterfront lot near the front of the quiet development of Mountain Lakes in Bluff Dale, TX. Elevation changes give a beautiful view of this first class fishing lake and the meandering drive that is in place takes you to the open area of waterfront that has scattered oaks and panoramic views of the main body of water. Careful clearing has been done, making this a perfect place for a forever home or your great escape. Everything you need, even the water meter, is in place. The amenities include the first class fishing lake, recreational lake, clubhouse, swimming pool, park, and RV area. Come see for yourself... **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

- 1.014 Waterfront Lot in Upscale Subdivision
- Amazing Views Outside the City Limits
- 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

- Community Water & Septic Required

Driving Directions

From US 377 take FM 2481 to entry of Mountain Lakes at Lighthouse. Turn right on Compass Way - see sign on left at green entry gates.

Property Highlights

- Price: \$65,000.00
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property, Lakefront Property



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100 ft

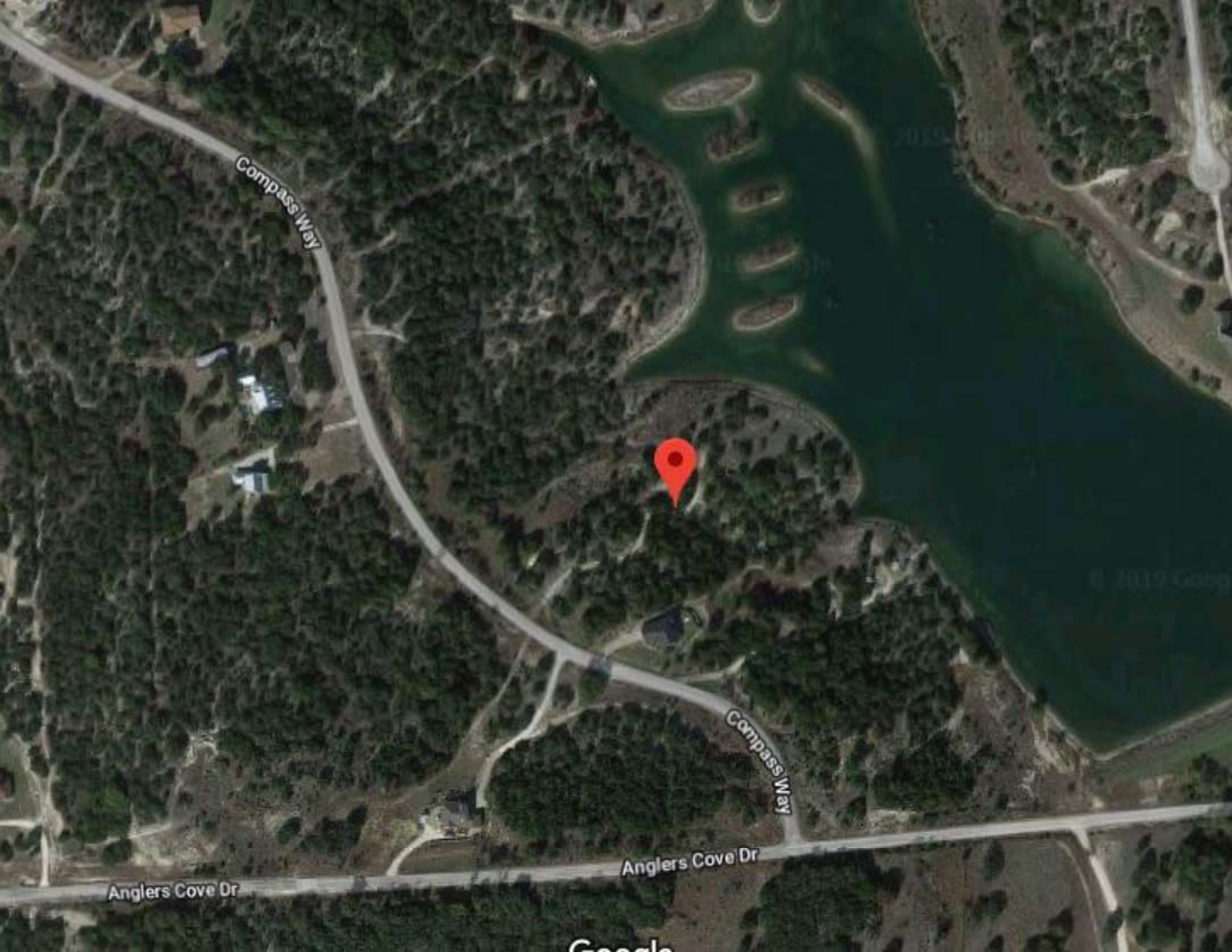
625 .44146 sqft
654 ft

55 ft

Compass Way

100 feet

25 m



Compass Way




Compass Way

Anglers Cove Dr

Anglers Cove Dr

Google

Cross Property Customer Full View

MLS#: 14023016	N	Active	6445 Compass WAY	Bluff Dale	76433	LP:	\$65,000
	Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$65,000	
	Area:	78/4			\$ / Acre:	\$64,102.56	
	Subdv:	Mountain Lakes Sec 2	Lake Name:				
	County:	Erath	Plan Dvlpmnt:				
	Parcel ID:	R000067373	Legal:	ACRES: 1.014 S6760 MOUNTAIN LAKES SECTI	Unexempt Taxes:	\$604	
	Lot: 311	Block:	MUD Dst: No				
	Multi Prcl:	No					
	# of Lots:	311	Lots Sold Sep:		Lots Sld Pkg:		
	Road Frontage:		Feet to Road:		Road Asmt:		
	Land SqFt:	44,170 /	Lot Dimen:		\$/Lot SqFt:	\$1.47	
	Acres:	1.014	HOA Dues:	\$295 / Annual	Subdivided:	No	
	HOA:	Mandatory			Will Subdiv:	No	
	Crop Retire Prog:		# Lakes:		Pasture Acres:		
	Land Leased:		# Ponds:		Cultivated Acres:		
	AG Exemption: No		# Stock Tanks:		Bottom Land Acres:		
			# Wells:		Irrigated Acres:		
			# Wtr Meters: 1				

School Dist:	Bluff Dale ISD	Middle School:	Bluff Dale	High School:	Bluff Dale
Elementary School:	Bluff Dale				
Lot Description:	Acreage, Some Trees, Subdivision, Water/Lake View	Restrictions:	Deed, No Mobile Home		
Lot Size/Acreage:	1 Acre to 2.99 Acres	Easements:	Utilities, Water Lines		
Present Use:	Residential Single	Documents:	Aerial Photo, Plat Approved		
Proposed Use:	Residential Single	Type of Fence:			
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, Playground, Private Lake/Pond, RV Parking		
Other Utilities:	Rural Water District, Septic System Required	HOA Includes:	Full Use of Facilities, Maintenance of Common Areas		
Topography:	Level, Rolling	Miscellaneous:			
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions		
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:			
Soil:	Unknown	Possession:	Closing/Funding		
Property Description:	Make this your showplace. 1.01 acre located in Bluff Dale, Texas. Scenic waterfront lot on pavement near the front of this quiet development of Mountain Lakes. Elevation changes give a beautiful view of this first class fishing lake, the meandering drive that is in place takes you to the open area of waterfront that has scattered oaks and panoramic view of the main body of water. Careful clearing has been done making this a perfect place for a forever home or your great escape. Everything you need, even the water meter is in place. The amenities include the first class fishing lake, recreational lake, clubhouse, pool, park, and RV area. Come see for yourself..				
Public Driving Directions:	From US377 in Bluff Dale turn onto FM2481, Pass the lighthouse and take the next treet to left Angler's Cove, turn left onto Compass Way and see sign on right. Green gates are entry.				

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

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