

# Build Your Dream Home on 5+ Acres

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



## Property Address

1720 Compass Way  
Bluff Dale, Texas 76433

## Property Description

**5 acres of WOW!** This level parcel with hard & soft woods has a terrain that EVERYONE is looking for, especially in this development. Glancing at the neighboring lot, you will see the possibilities of this lot - a beautiful sunset view will be spectacular off the backside. Pick and choose your entry and how your home will be nestled in with pure privacy. Create your relaxing lifestyle with the amenities that Mountain Lakes offers: community pool, clubhouse, 2 lakes, walking trail, park, RV park, and more. Property is centrally located within 20 minutes of Glen Rose, Granbury, and Stephenville and is just about an hour from Fort Worth. Bluff Dale offers great schools, a fantastic community, and a place you'll want to call home.

**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

- 5.01 Scenic Acres 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

- Co-op Water & Septice Required

### Terrain

- Rolling Hills & Wooded

## Driving Directions

From Bluff Dale go south on FM 2481 (Holt St). Turn left on Mountain Lakes Blvd, then left on Compass Way - see Dickerson Real Estate sign on left.

## Property Highlights

- Price: \$46,500.00
- Acres: 5.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property



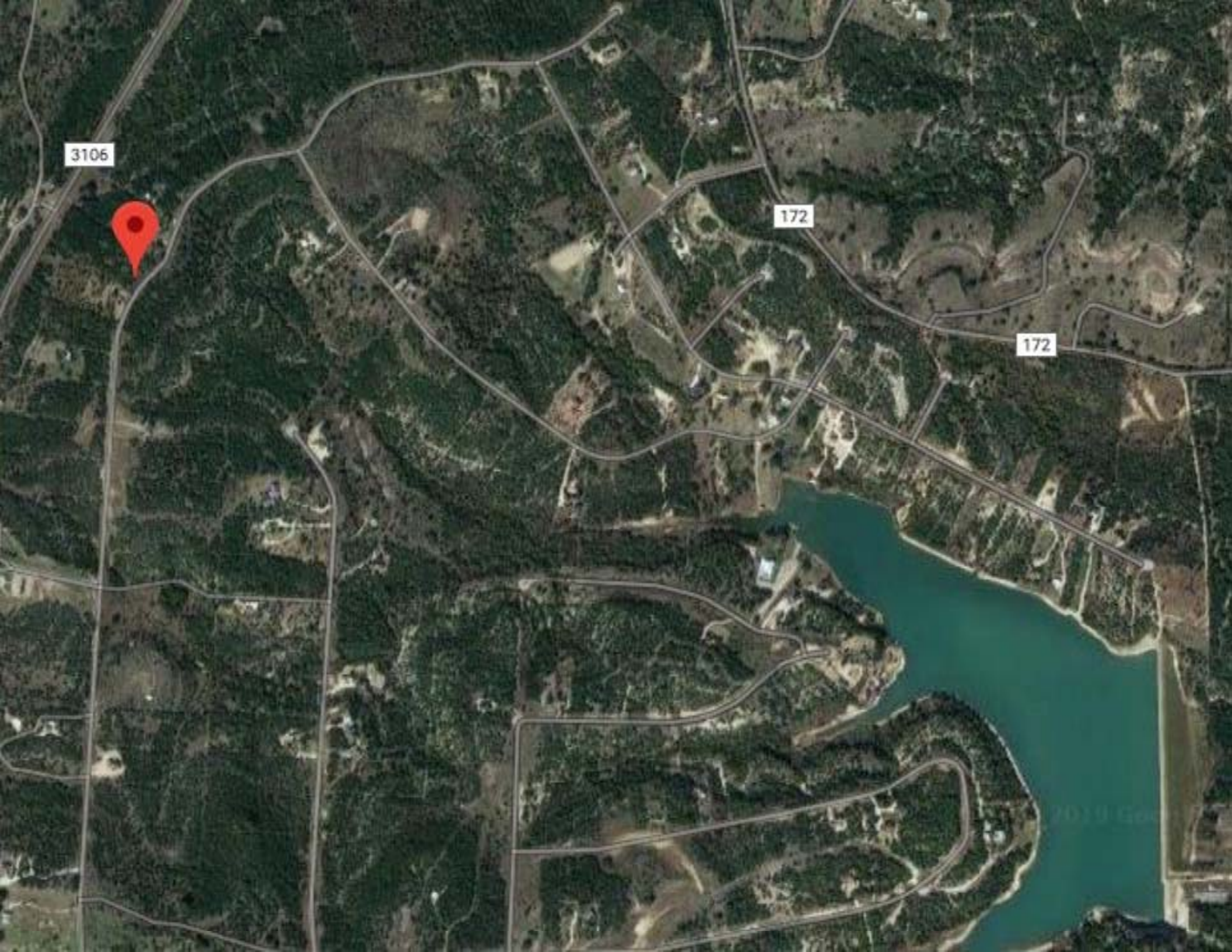
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2019 Google



## Cross Property Customer Full View

MLS#: **14024982**   **N**   **Active**   [1720 Compass WAY](#)   **Bluff Dale**   **76433**   LP:   **\$46,500**



Category:	<b>Lots &amp; Acreage</b>	Type:	<b>LND-Residential</b>	Orig LP:	<b>\$46,500</b>
Area:	<b>78/4</b>				
Subdv:	<b>Mountain Lakes Sec 01</b>			\$ / Acre:	<b>\$9,281.44</b>
County:	<b>Erath</b>	Lake Name:			
Parcel ID:	<b>R000066761</b>	Plan Dvlpmnt:			
Lot: <b>43</b>	Block: <b>PHASE I</b>	Legal:	<b>ACRES: 5.010 S6755 MOUNTAIN LAKES SECTION ONE</b>		
Multi Prcl:	<b>No</b>	MUD Dst:	<b>No</b>	Unexempt Taxes:	<b>\$549</b>
# of Lots:	<b>1</b>	Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	<b>No</b>
Land SqFt:	<b>218,236 /</b>	Lot Dimen:		\$/Lot SqFt:	<b>\$ .21</b>
Acres:	<b>5.010</b>	HOA Dues:	<b>\$295 / Annual</b>	Subdivided:	<b>No</b>
HOA:	<b>Mandatory</b>			Will Subdiv:	<b>No</b>
Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:	<b>No</b>	# Ponds:		Cultivated Acres:	
AG Exemption:	<b>No</b>	# Stock Tanks:		Bottom Land Acres:	
		# Wells:		Irrigated Acres:	
		# Wtr Meters:			

School Dist:	<b>Bluff Dale ISD</b>				
Elementary School:	<b>Bluff Dale</b>	Middle School:	<b>Bluff Dale</b>	High School:	<b>Bluff Dale</b>
Lot Description:	<b>Acreage, Heavily Treed</b>		Restrictions:	<b>Deed, No Mobile Home</b>	
Lot Size/Acreage:	<b>5 Acres to 9.99 Acres</b>		Easements:	<b>Utilities</b>	
Present Use:	<b>Residential Single</b>		Documents:	<b>Aerial Photo, Plat Approved</b>	
Proposed Use:	<b>Residential Single</b>		Type of Fence:	<b>None</b>	
Zoning Info:	<b>Residential</b>		Exterior Buildings:		
Development:	<b>Plat Approved, Utilities Installed</b>		Barn Information:		
Street/Utilities:	<b>All Weather Road, Co-op Water, Outside City Limits</b>		Common Features:	<b>Boat Ramp, Campground, Club House, Community Dock, Community Pool, Playground, Private Lake/Pond, RV Parking</b>	
Other Utilities:	<b>Co-op Electric, Phone Avail. On Site, Rural Water District</b>		HOA Includes:	<b>Full Use of Facilities, Maintenance of Common Areas</b>	
Topography:	<b>Cedar, Level, Oak, Shinnery</b>		Miscellaneous:		
Road Frontage Desc:	<b>Asphalt</b>		Special Notes:	<b>Aerial Photo, Deed Restrictions</b>	
Crops/Grasses:	<b>Hardwood Timber, Native, Softwood Timber</b>		Proposed Financing:		
Soil:	<b>Unknown</b>		Possession:	<b>Closing/Funding</b>	
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Public Driving Directions:	<b>From US377 take FM2481 to left on Mountain Lakes blvd, left on Compass Way, see Dickerson Real Estate sign on left.</b>				
List Office Name:	<b>Dickerson Real Estate</b>		List Agent Name:	<b>PAULA DONAHO</b>	

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