

Totally Charming Home in Mt. Lakes

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



Property Address

2230 Sunfish Court
Bluff Dale, Texas 76433

Property Description

Total Charmer! This 4/2.5/2 home sits on 1 acre with beautiful live oaks and soft woods. If you need square footage, this home has it with a spacious kitchen with a breakfast island, knotty alder cabinetry, quartz kitchen counter tops, and plenty of dining space. Home has a huge living room with a fireplace and is overlooking one of the 3 porches and beautifully treed backyard. Other sweet details include pocket doors, coffee niche, beautiful hardwood floors in main areas, and an oversized 4th bedroom. Property is located in desirable Mountain Lakes Ranch with amenities to include a large recreational lake, fishing lake, clubhouse, play park, RV Park & storage, walking trail, and garden area. **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

- 1.01 Acres with Spectacular Home & Panoramic Views
 - 4 Bedrooms, 2 ½ Baths, 2 Garage Spaces
 - Spacious Kitchen with Knotty Alder Cabinets
 - Multiple Porches with Great 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 & Aerobic Septic

Driving Directions

From Bluff Dale take FM 2481 (Holt St.) south. Turn left on Mountain Lakes Blvd, right on Compass Way, left on Beacon Lake, right on Skyline, then left on Sunfish Point. See home on right.

Property Highlights

- Price: \$299,900.00
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale



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Cross Property Customer Full View

MLS#:14038990 N		Active	2230 Sunfish PT		Bluff Dale		76433-4387		LP:	\$299,900		
	Category:	Residential		Type:	RES-Single Family		Orig LP:	\$299,900				
	Area:	78/4		Also for Lease:	N							
	Subdv:	Mountain Lakes Sec 3		Lease MLS#:			Lst \$ / SqFt:	\$124.96				
	County:	Erath		Lake Name:								
	Parcel ID:	R000068519		Plan Dvlpmnt:								
	Lot: 866	Block:		Legal:	ACRES: 1.010 S6762 MOUNTAIN LAKES SECTION THR							
	Multi Prcl:	No		MUD Dst:	No		Unexempt Taxes:	\$5,020				
	Bedrooms: 4	Tot Baths: 2.1		Liv Areas: 1	Stories: 1							
	Fireplaces: 1	Full Baths: 2		Dining Areas: 1	Pool: No							
	Sec Sys: Yes	Half Baths: 1										
SqFt:	2,400 / Building Plan		Yr Built:	2017 / Preowned								
# Gar Spaces: 2			Garage Size:	20 x 22								
# Carprt Spcs: 0			Cvrd Park:	2		Hdcp Am:	No					
Acres: 1.010			Lot Dimen:			Will Subdiv:	No					
HOA:	Mandatory		HOA Dues:	\$295 / Annual								
			Accessory Unit:				Accessory Unit Type:					
School Dist:	Bluff Dale ISD											
Elementary School:	Bluff Dale		Middle School:	Bluff Dale		High School:	Bluff Dale					
Living Room:	20 x 17 / 1		Kitchen:	14 x 10 / 1		Breakfast Bar, Built-in Cabinets, Island, Pantry, Solid Surface/Non-Natural Type, Walk-in Pantry						
Dining Room:	11 x 17 / 1		Master Bedroom:	16 x 12 / 1		Dual Sinks, Garden Tub, Linen Closet, Separate Shower, Walk-in Closets						
Bedroom:	11 x 13 / 1		Bedroom:	12 x 12 / 1		Split Bedrooms, Walk-in Closets						
Bedroom:	24 x 21 / 1											
Housing Type:	Single Detached		Fireplace Type:	Wood Burning								
Style of House:	Contemporary/Modern, Ranch, Traditional		Kitchen Equipment:	Built-in Microwave, Dishwasher, Disposal, Double Oven, Plumbed For Gas in Kitchen, Range/Oven-Gas, Water Line to Refrigerator								
Lot Size/Acreage:	1 Acre to 2.99 Acres		Alarm/Security:	Smoke Detector								
Lot Description:	Acreage, Heavily Treed, Interior Lot		Flooring:	Carpet, Ceramic Tile, Wood								
Exterior Features:	Covered Porch(es), Gutters, Patio Covered		Heating/Cooling:	Central Air-Elec, Central Heat-Elec								
Soil:	Unknown		Energy Efficiency:	Ceiling Fans, Double Pane Windows, Programmable Thermostat								
Construction:	Other		Green Features:									
Foundation:	Slab		Green Certification:									
Roof:	Composition		Handicap Amenities:									
Backyard Pool Feat:			Special Notes:	Aerial Photo, Deed Restrictions, Survey Available, Utility Easement								
Type of Fence:	None		Proposed Financing:	Cash, Conventional, FHA, VA								
Parking/Garage:	Attached, Front, Opener		Possession:	Closing/Funding, Negotiable								
Street/Utilities:	Aerobic Septic, All Weather Road, Asphalt, Co-op Water, Individual Water Meter, Outside City Limits		Showing:	Contact Agent								
Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path		Complex Apprvd For:									
HOA Includes:	Full Use of Facilities, Maintenance of Common Areas											
Interior Features:	Cable TV Available, Decorative Lighting, High Speed Internet Available, Window Coverings											
Property Description:	Total Charmer! This 4 bedroom 2.5 bath home sits on 1 acre with beautiful live oaks and soft woods. If you need square footage this home has it. Spacious kitchen, breakfast island, knotty alder cabinetry, quartz kitchen counter tops, plenty of dining space and huge living room with FP and overlooking one of the 3 porches and beautifully treed backyard. Other sweet details include pocket doors, coffee niche, beautiful hardwood floors in main areas and oversized 4th bedroom. Located in desirable Mountain Lakes Ranch with amenities to include large recreational lake, fishing lake, clubhouse, play park, RV Park & storage, walking trail & garden area. Enjoy the community and star filled skies in Bluff Dale, Texas.											
Public Driving Directions:	From US377 take FM2481 to Mountain Lakes Blvd, turn Right onto Compass Way, Left onto Beacon Lake, Right onto Skyline and Left onto Sunfish Point. See home on Right.											
List Office Name:	Dickerson Real Estate					List Agent Name:	PAULA DONAHO					