# 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 1/2 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



Paula Donaho pauladonaho@gmail.com 254-485-3621 150 N. Harbin Dr. Stephenville, TX 76401 www.PaulaDonaho.com



# Totally Charming Home in Mt. Lakes

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



#### **Cross Property Customer Full View**

Area: 78/4 Also for Lease: N	MLS#:14038990	N Active	2230 Sunfish PT		Bluff Da	le		76433-4	387 L	P:	\$299,900
Control 10:       Biuff Dale ISD Bind Pharel ID:       Biuff Dale ISD Bind Pharel ID:       Sources       2017 / Preovmed Incerning Taxes: \$3,02         School Dis:       Biuff Dale ISD Bind Pharel ID:       Sources       2017 / Preovmed Incerning Taxes: \$2,02         School Dis:       Biuff Dale ISD Bind Pharel ID:       Sources       2017 / Preovmed Incerning Taxes: \$2,02         School Dis:       Biuff Dale ISD Bind Pharel ID:       Sources       2017 / Preovmed Incerning Taxes: \$2,02         School Dis:       Biuff Dale ISD Bind Pharel ID:       Middle School:       Biuff Dale       2017 / Preovmed Incerning Taxes: \$2,02         School Dis:       Biuff Dale ISD Bind Pale ISD       Middle School:       Biuff Dale       High School:       Biuff Dale         School Dis:       Biuff Dale ISD Bind Pale ISD       Middle School:       Biuff Dale       High School:       Biuff Dale         School Dis:       Biuff Dale ISD Bind Pale       Middle School:       Biuff Dale       High School:       Biuff Dale         Ving Room:       11 x 13 / 1       Split Bedrooms, Walk-in Closets       Bedroom:       12 x 12 / 1       Split Bedrooms, Walk-in Closets         School Dis:       Sign Accessory       School Context, Ranch, Traditional       Kitchen:       14 x 10 / 1       StreetArel Ranch, Ranch, Traditional         Ving of freme:       Soure Ranch, Ranch,	Sec. 1		Area: 7 Subdv: N	78/4 Mountain L	Also fo			le Family			\$299,900 \$124.96
Fineplaces: 1       Full Baths: 2       Dining Areas: 1       Pool: No         Sec Sys:       Yes       Half Baths: 1       2       Dining Areas: 1       Pool: No         Sec Sys:       Yes       Aff Baths: 1       2       Dining Areas: 1       Pool: No         Sec Sys:       Yes       Carage Size:       20 x 22       Utdp Am:: No         Sec Sys:       Mandatory       HOA Dues:       20 x 22       Hdp Am:: No         Middle School:       Bluff Dale       Middle School:       Bluff Dale       High School:       Bluff Dale         High School:       Bluff Dale       Middle School:       Bluff Dale       High School:       Bluff Dale         High School:       11 x 13 / 1       Split Bedrooms, Walk-in Closets       Bedroom:       12 x 12 / 1       Dual Sinks, Garden Tub, Liner Cl         Sec Arxage:       1 Acre to 2.99 Acres       Acreso, Haavity Teed, Interior Lot       Fireplace: Type:       Kitchen Supreschurg       Split Bedrooms, Walk-in Closets         Gorage Sine:       Split Bedrooms, Walk-in Closets       Bedroom:       12 x 12 / 1       Split Bedrooms, Walk-in Closets         Gorage Sine:       Single Detached       Contemporary/Modern, Ranch, Traditional       Fireplace: Type:       Kitchen Supreschurg:       Carege, Ganin Kitchen, Range/ Ower Sine:			County: E Parcel ID: F Lot: 866	Erath R00006851 Block:	L <b>9</b> Plan D Legal:	vlpmnt		.010 S67			
Soft:       pin       'r Built:       20 x 22       Hdcp Am:       No         "Gar Space:       2       Cord Park:       2       Hdcp Am:       No         "Gar Space:       1.010       Lot Dimen:       Will Stadiet       No         "Acres:       1.010       Lot Dimen:       Hdcp Am:       No         "Acres:       1.010       Lot Dimen:       Hdcp Am:       No         "Acres:       1.010       Lot Dimen:       Hdch School:       Bluff Dale         Hon:       Maddel School:       Bluff Dale       High School:       Bluff Dale         thing Room:       12 x 17 / 1       Master Bedroom:       16 x 12 / 1       Breakfast Bar, Built-in Cabinets, Pantry, Solid Surface / Non-Natu Walk-in Pantry         walk in Room:       11 x 17 / 1       Master Bedroom:       16 x 12 / 1       Breakfast Bar, Built-in Cabinets, Spatrace / Non-Natu Walk-in Closets         edroom:       11 x 13 / 1       Split Bedrooms, Walk-in Closets       Bedroom:       12 x 12 / 1       Split Bedrooms, Walk-in Closets         ousing Type:       Single Detached       Contemporary/Modern, Ranch, Traditional       Fireplace: Type::       Kitchen Equipment:       Wood Burning         undation:       Cortemporary/Modern, Ranch, Traditional       Fireplace: Grene: Critication:       Cortemporar			Fireplaces: 1	5	Full Baths: 2						0
# Gar spaces: 2 # Carpt Sps: 0 Arcs: 1.010       Gar age Size: 2 Lot Dimen: Mandatory       Gar age Size: 2 Lot Dimen: Will Subidi: No Will Subidi: No Will Subidi: No         Arcs: 1.010       Lot Dimen: Mandatory       # Carpt Sps: 0 Arcs: 1.010       Lot Dimen: Will Subidi: No         Arcs: 1.010       Mandatory       # Carpt Sps: 0 Arcs: 1.010       Kitchen:       # Carpt Sps: 0 Arcs: 1.010         Arcs: 1.010       Bluff Dale       Middle School:       Bluff Dale       High School:       Bluff Dale         Immentary School:       Bluff Dale       Middle School:       Bluff Dale       High School:       Bluff Dale         Will Subidi:       No Walk-in Pathy Sparts School:       Split Bedrooms, Walk-in Closets       Bedroom:       12 x12 / 1       Dusl Sinks, Garden Tub, Linea Cl. Separate Shower, Walk-in Closets         edroom:       11 x13 / 1       Split Bedrooms, Walk-in Closets       Bedroom:       12 x12 / 1       Split Bedrooms, Walk-in Closets         ousing Type:       Single Detached Unknown       Contemporary/Modern, Ranch, Traditional       Fireplace Type: Filoofne: Carpet Ceramic Tile, Wood       Burf Dale       Wood Burning Dure, Pilowod Water Inter Karles, Ceramic Tile, Wood       Ceramic Tile, Wood         takero Features:       Other Outschool:       Arce to 2.99 Arces Arce to 2.99 Arces Archop Carpes;       Arce to 2.99 Arces Arce to 2.99 Arces Archop Carpes;       Areana Photo, Deed Restrictions, Survey Avai Uit	See.		Salt		ilding Yr Built	:	2017 / P	reowned			
High School:         Bluff Dale         High School:         Bluff Dale           Jiving Room:         20 x 17 / 1         Kitchen:         14 x 10 / 1         Breakfast Bar, Built-in Cabinets, Walk-in Pantry, Solid Surface / Non-Natu Walk-in Closets           bedroom:         11 x 17 / 1         Master Bedroom:         16 x 12 / 1         Dual Sinks, Garden Tub, Linen Closets           bedroom:         11 x 13 / 1         Split Bedrooms, Walk-in Closets         Bedroom:         12 x 12 / 1         Split Bedrooms, Walk-in Closets           tedroom:         24 x 21 / 1         Fireplace Type:         Wood Burning         Built-in Microwave, Dishwasher, Disposal, D           tedroom:         1 Acre to 2.99 Acress         Alam/Security:         Fireplace Type:         Wood Burning           tetro of Exception:         Acreage, Heavily Treed, Interior Lot         Ham/Security:         Grower, Plumbed For Gas in Kitchen, Range/O           conductor:         Stab         Composition         Covered Porch(es), Gutters, Patio Covered         Ham/Security:         Carpet, Ceramic Tile, Wood           tetro of Features:         None         Green Certification:         Cash, Conventional, FHA, VA           tedkyard Pool Features:         None         Proposed Financling:         Carpet, Ceramic Tile, Wood	() () ()		# Gar Spaces: 2 # Carprt Spcs: 0 Acres: 1	2 ) L.010 Mandatory	Cvrd P Lot Dir HOA D	ark: nen:	2		Will	Subdiv:	Νο
Pantry, Solid Surface/Non-Natu Walk-in Pantry         Valk-in Pantry			Middle School:	Bluff Dale	- -		High School	: B	luff Da	le	
ining Room:       11 x 17 / 1       Master Bedroom:       16 x 12 / 1       Dual Sinks, Garden Tub, Linen Cl Separate Shower, Walk-in Closets         iedroom:       24 x 21 / 1       Split Bedrooms, Walk-in Closets       Bedroom:       12 x 12 / 1       Split Bedrooms, Walk-in Closets         ousing Type:       Single Detached       Split Bedrooms, Walk-in Closets       Bedroom:       12 x 12 / 1       Split Bedrooms, Walk-in Closets         ousing Type:       Contemporary/Modern, Ranch, Traditional       Fireplace Type:       Kitchen Equipment       Built-in Microwave, Dishwasher, Disposal, Doven, Plumbed For Gas in Kitchen, Range/O         ot Description:       Acreage, Heavily Treed, Interior Lot       Flooring:       Carpet, Ceramic Tile, Wood       Carpet, Ceramic Tile, Wood         ot Description:       Other       Green Features:       Green Features:       Celling Fans, Double Pane Windows, Progra         ondation:       Slab       Green Features:       Special Notes:       Aerial Photo, Deed Restrictions, Survey Avai         Water:       Individual Water Meter, Outside City Limits       Showing:       Composition       Composition         OA Includes:       Cable TV Available, Decorative Lighting, High Speed       Showing:       Complex Apprvd For:         Dock, Community Pool, Jogging Path / Bike Path       Fill Use of Facilities, Maintenanet of Common Areas       Cable TV Available, Decorative Li	iving Room:	20 x 17 / 1			Kitchen:	14	x 10 / 1	Pantry,	Solid S	Surface/N	
edroom:       11 x 13 / 1 24 x 21 / 1       Split Bedrooms, Walk-in Closets       Bedroom:       12 x 12 / 1       Split Bedrooms, Walk-in Closets         ousing Type: tyle of House:       Single Detached Contemporary/Modern, Ranch, Traditional       Fireplace Type: Kitchen Equipment:       Wood Burning Built-in Microwave, Dishwasher, Disposal, D Oven, Plumbed For Gas in Kitchen, Range/O Water Line to Refrigerator         ot Description:       Acreage: Haavily Treed, Interior Lot to Escription:       Alam/Security: Covered Porch(es), Gutters, Patio Covered Unknown       Alam/Security: Built-in Microwave, Dishwasher, Disposal, D Oven, Plumbed For Gas in Kitchen, Range/O Water Line to Refrigerator         onstruction:       Other Oundation:       Govered Porch(es), Gutters, Patio Covered Unknown       Alam/Security: Green Features:       Smoke Detector         oorid ackyard Pool Feat:       Other Oundation:       Green Features: Special Notes:       Cartral Air-Elec, Central Heat-Elec Ceiling Fans, Double Pane Windows, Progra Thermostat         ype of Fence: Arking/Garage:       None Artached, Front, Opener Arking/Garage:       None Artached, Front, Opener Arking/Garage:       Attached, Front, Opener Arking/Garage:       Canground, Club House, Community Dock, Community Pool, Jogging Path / Bike Path Duck, Community Pool, Jogging Path / Bike Path Coal Lower Lighting, High Speed Internet Available, Window Coverings       Complex Apprvd For: Showing:         roperty 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 1 this home has it.	ining Room:	11 x 17 / 1			Master Bedroo	om: 16	5 x 12 / 1	Dual Si	nks, Ga	rden Tub	
cyle of House:       Contemporary/Modern, Ranch, Traditional       Kitchen Equipment:       Built-in Microwave, Dishwasher, Disposal, D         bot Size/Acreage:       1 Acre to 2.99 Acres       Alarm/Security:       Smoke Detector         t Description:       Acreage, Heavily Treed, Interior Lot       Flooring:       Carpet, Ceramic Tile, Wood         t tescription:       Acreage, Heavily Treed, Interior Lot       Flooring:       Carpet, Ceramic Tile, Wood         testro:       Covered Porch(es), Gutters, Patio Covered       Heating/Cooling:       Certral Air-Elec, Central Heat-Elec         onstruction:       Other       Green Certification:       Handicap Amenities:         soundation:       Slab       Green Certification:       Handicap Amenities:         ype of Fence:       None       Proposed Financing:       Cash, Conventional, FHA, VA         ype of Fence:       None       Proposed Financing:       Cost, Conventional, FHA, VA         withing/Garage:       Attached, Front, Opener       Possession:       Colsing/funding, Negotiable         of Includes:       Full Use of Facilities, Maintenance of Common Areas       Compost Proces       Compost Appred For:         operty 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 1         this home has it. Spacious kitchen, breakfast island, k		· ·	rooms, Walk-in Closet	s	Bedroom:	12	2 x 12 / 1	-		•	
t: Size/Acreage:       1 Acre to 2.99 Acres       Alarm/Security:       Smoke Detector         bit Description:       Acreage, Heavily Treed, Interior Lot       Flooring:       Carpet, Ceramic Tile, Wood         covered Porch(es), Gutters, Patio Covered       Unknown       Heating/Cooling:       Carpet, Ceramic Tile, Wood         oil:       Other       Green Peatures:       Central Air-Elec, Central Heat-Elec       Ceiling Fans, Double Pane Windows, Progra         onstruction:       Other       Green Features:       Green Features:       Central Air-Elec, Central Heat-Elec         oof:       Composition       Hand/cap Amenities:       Aerial Photo, Deed Restrictions, Survey Avai         ype of Fence:       None       Proposed Financing:       Cash, Conventional, FHA, VA         preet/Utilities:       Artached, Front, Opener       Proposed Financing:       Cash, Conventional, FHA, VA         ommon Features:       Boat Ramp, Campground, Club House, Community       Showing:       Contact Agent         OA Includes:       Calle TV Available, Decorative Lightling, High Speed       Complex Apprvd For:       Condet Apprvd For:         Dock, Community Pool, Jogging Path / Bike Path       Full Use of Facilities, Maintenance of Common Areas       Cash Iter varialable, Decorative Lightling, High Speed         therior Features:       Total Charmer! This 4 bedroom 2.5 bath home sits on 1 acre with beautif			, Ranch, Traditional			nt:	Built-in Mi Oven, Plun	crowave, nbed For	Gas in	Kitchen,	
oundation:       Slab       Green Certification:         oof:       Composition       Handicap Amenities:         ackyard Pool Feat:       Special Notes:       Aerial Photo, Deed Restrictions, Survey Avai Utility Easement         ype of Fence:       None       Proposed Financing:       Cash, Conventional, FHA, VA         arking/Garage:       Attached, Front, Opener       Possession:       Closing / Funding, Negotiable         ommon Features:       Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path / Bike Path       Complex Apprvd For:         OA Includes:       Full Use of Facilities, Maintenance of Common Areas Cable TV Available, Decorative Lighting, High Speed Internet Available, Window Coverings       Complex Apprvd For:         roperty 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 1 pocket doors, coffee niche, beautiful hardwood floors in main areas and oversized 4th bedroom. Located in desirable Mod Lakes Ranch with amenities to include large recreational lake, fishing lake, clubhouse, play park, RV Park & storage, walki garden area. Enjoy the community and star filled skies in Bluff Dale, Texas.         ublic Driving irrections:       From US377 take FM2481 to Mountain Lakes Blvd, turn Right onto Compass Way, Left onto Beacon Lake, Right onto Skyl irrections:	ot Description: xterior Features:	Acreage, Heavily Treed Covered Porch(es), Gu			Flooring: Heating/Cooling:		Smoke Det Carpet, Cer Central Air Ceiling Far	ector ramic Tile -Elec, Ce 1s, Doubl	e, Wood ntral H	i eat-Elec	s, Programmable
Vype of Fence: larking/Garage:NoneProposed Financing: Possession:Cash, Conventional, FHA, VA Closing/Funding, Negotiablearking/Garage: street/Utilities:Attached, Front, Opener Aerobic Septic, All Weather Road, Asphalt, Co-op Water, Individual Water Meter, Outside City Limits Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path HOA Includes: nterior Features:Proposed Financing: Possession:Cash, Conventional, FHA, VA Closing/Funding, Negotiable Contact AgentInterior Features: roperty Description:Boat Ramp! Campground, Club House, Common Areas Cable TV Available, Decorative Lighting, High Speed Internet Available, Window CoveringsComplex Apprvd For: Complex Apprvd For:Complex Apprvd For:roperty 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 f this home has it. Spacious kitchen, breakfast island, knotty alder cabinetry, quartz kitchen counter tops, plenty of dining pocket doors, coffee niche, beautiful hardwood floors in main areas and oversized 4th bedroom. Located in desirable Mon Lakes Ranch with amenities to include large recreational lake, fishing lake, clubhouse, play park, RV Park & storage, walki garden area. Enjoy the community and star filled skies in Bluff Dale, Texas. From US377 take FM2481 to Mountain Lakes Blvd, turn Right onto Compass Way, Left onto Beacon Lake, Right onto Skyl Directions:	oundation: loof:	Slab			Green Certificatio Handicap Amenit				Restric	tions, Su	rvey Available,
Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path       Complex Apprvd For:         IOA Includes:       Full Use of Facilities, Maintenance of Common Areas         nterior Features:       Cable TV Available, Decorative Lighting, High Speed Internet Available, Window Coverings         roperty 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 for this home has it. Spacious kitchen, breakfast island, knotty alder cabinetry, quartz kitchen counter tops, plenty of dining and huge living room with FP and overlooking one of the 3 porches and beautifully treed backyard. Other sweet details in pocket doors, coffee niche, beautiful hardwood floors in main areas and oversized 4th bedroom. Located in desirable Mon Lakes Ranch with amenities to include large recreational lake, fishing lake, clubhouse, play park, RV Park & storage, walking garden area. Enjoy the community and star filled skies in Bluff Dale, Texas.         Wirections:       From US377 take FM2481 to Mountain Lakes Blvd, turn Right onto Compass Way, Left onto Beacon Lake, Right onto Skyl irrections:	arking/Garage:	Attached, Front, Open Aerobic Septic, All Wea	ather Road, Asphalt, Co	o-op	Possession:	ng:	Cash, Conv Closing/Fi	ventional unding, N			
OA Includes:       Full Use of Facilities, Maintenance of Common Areas         Cable TV Available, Decorative Lighting, High Speed         Internet Available, Window Coverings         roperty 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 for this home has it. Spacious kitchen, breakfast island, knotty alder cabinetry, quartz kitchen counter tops, plenty of dining and huge living room with FP and overlooking one of the 3 porches and beautifully treed backyard. Other sweet details in pocket doors, coffee niche, beautiful hardwood floors in main areas and oversized 4th bedroom. Located in desirable Mou Lakes Ranch with amenities to include large recreational lake, fishing lake, clubhouse, play park, RV Park & storage, walking garden area. Enjoy the community and star filled skies in Bluff Dale, Texas.         From US377 take FM2481 to Mountain Lakes Blvd, turn Right onto Compass Way, Left onto Beacon Lake, Right onto Skyl irections:	ommon Features:	Boat Ramp, Campgrou	nd, Club House, Comm	unity	Complex Apprvd	For:					
Internet Available, Window Coverings roperty 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 f this home has it. Spacious kitchen, breakfast island, knotty alder cabinetry, quartz kitchen counter tops, plenty of dining and huge living room with FP and overlooking one of the 3 porches and beautifully treed backyard. Other sweet details in pocket doors, coffee niche, beautiful hardwood floors in main areas and oversized 4th bedroom. Located in desirable Mon Lakes Ranch with amenities to include large recreational lake, fishing lake, clubhouse, play park, RV Park & storage, walking garden area. Enjoy the community and star filled skies in Bluff Dale, Texas. From US377 take FM2481 to Mountain Lakes Blvd, turn Right onto Compass Way, Left onto Beacon Lake, Right onto Skyl irections: Left onto Sunfish Point. See home on Right.		Full Use of Facilities, M	laintenance of Commo	n Areas							
<ul> <li>this home has it. Spacious kitchen, breakfast island, knotty alder cabinetry, quartz kitchen counter tops, plenty of dining and huge living room with FP and overlooking one of the 3 porches and beautifully treed backyard. Other sweet details in pocket doors, coffee niche, beautiful hardwood floors in main areas and oversized 4th bedroom. Located in desirable Mot Lakes Ranch with amenities to include large recreational lake, fishing lake, clubhouse, play park, RV Park &amp; storage, walking garden area. Enjoy the community and star filled skies in Bluff Dale, Texas.</li> <li>ublic Driving irrections:</li> </ul>	iterior Features:			Speed							
irections: Left onto Sunfish Point. See home on Right.	roperty Description:	this home has it. Spac and huge living room pocket doors, coffee n Lakes Ranch with amer	ious kitchen, breakfast with FP and overlookin iche, beautiful hardwo nities to include large	t island, kn ng one of t od floors i recreation	otty alder cabi he 3 porches a n main areas ar al lake, fishing	netry, nd bea nd ove lake, c	quartz kitcl utifully tree rsized 4th b	hen coun ed backya pedroom.	ter top rd. Oth Locate	s, plenty ner sweet ed in desi	of dining space details include rable Mountain
ist Office Name: Dickerson Real Estate List Agent Name: PAULA DONAHO	-			Bivd, turn	Right onto Co	mpass	Way, Left o	onto Beac	on Lak	e, Right o	onto Skyline and
	ist Office Name:	Dickerson Real Estate		I	ist Agent Name:		PAULA DON	ано			