

# BEAUTIFUL 1 ACRE WATERFRONT LOT

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



## Property Address

6445 COMPASS WAY  
Bluff Dale, Texas 76433

## 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 Make this your showplace! 1.01 acre lot 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 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 at 254-485-3621.

## 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: \$54,000.00
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Lake Property



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100 ft

625 .44146 sqft  
654 ft

55 ft

Compass Way

100 feet 25 m

Customer Full

MLS#: 13325588    **Active**    [6445 Compass WAY](#)    Bluff Dale    76433    LP:    \$54,000



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$54,000
Area:	78/4			\$ / Acre:	\$53,254.44
Subdv:	Mountain Lakes	Lake Name:			
County:	Erath	Plan Dvlpmnt:			
Parcel ID:	R000067373	Legal:	ACRES: 1.014	S6760 MOUNTAIN LAKES SECTI	
Lot:	Block:	MUD Dst: No		Unexempt Taxes:	\$263
Multi Prcl:	No				
# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
Land SqFt:	44,170 /	Lot Dimen:		\$/Lot SqFt:	\$1.22
Acres:	1.014	HOA Dues:	\$295 / Annual	Subdivided:	
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: Bluffdale    High School: Stephenvil  
 Elementary School: Bluffdale

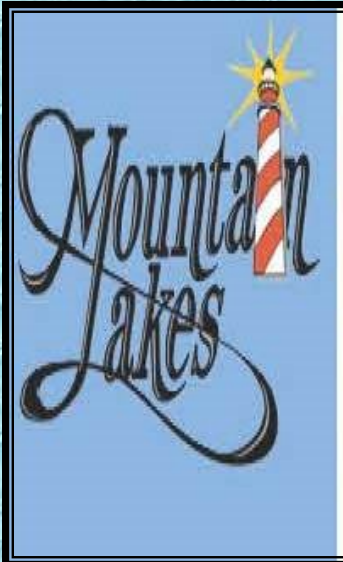
Lot Description:	Acreage, Lake Front, Lake Front-Main Body, Some Trees, Subdivision, Water/Lake View	Restrictions:	Deed, No Mobile Home
Lot Size/Acreage:	1 Acre to 2.99 Acres	Easements:	Utilities
Present Use:		Documents:	Aerial Photo, Plat Approved
Proposed Use:	Residential Single	Type of Fence:	None
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, Underground Utilities, Water Tap Fee Paid	Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Playground, Private Lake/Pond, RV Parking
Other Utilities:	Co-op Electric, Electric Avail. On Site, Septic System Required, Water Tap Fee Paid	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:	Native	Proposed Financing:	Cash, Conventional, Federal Land Bank, Texas Vet Closing/Funding
Soil:	Unknown	Possession:	

Property Description: Make this your showplace. Scenic waterfront lot near front of development. Elevation gives great views, open area at waterfront has scattered oaks and panoramic view of main body of water. This development offers this first class fishing lake and recreational lake, clubhouse, pool, park, and RV area. Perfect for a forever home or that relaxing retreat. Come see for yourself..  
 Public Driving Directions: From US377 take FM2481 to entry of Mountain Lakes at Lighthouse. Turn right on Compass Way see sign on left @ green entry gates.

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

Prepared By: PAULA DONAHO / Dickerson Real Estate on 2016-03-22 20:07

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# *Welcome to Our Community*



**Recreational Lake with Dock & Boat Ramp**  
**Angler's Cove 1st Class Fishing Lake**  
**Parks, Playground, & Picnic Facilities**  
**RV Park & Storage**  
**Swimming Pool**  
**Clubhouse**  
**Pavilion**

