

**Lake Front Lot in White Bluff**  
**1250 Briar Court**  
**Whitney, TX 76692**

**\$220,000**  
**0.252± Acres**  
**Hill County**



## Lake Front Lot in White Bluff Whitney, TX / Hill County

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### **SUMMARY**

**Address**

1250 Briar Court

**City, State Zip**

Whitney, TX 76692

**County**

Hill County

**Type**

Lakefront

**Latitude / Longitude**

32.0294966 / -97.4233804

**Acreage**

0.252

**Price**

\$220,000

**Property Website**

<https://cobbranchproperties.com/property/lake-front-lot-in-white-bluff-hill-texas/19787>



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### **PROPERTY DESCRIPTION**

Here is a RARE lake front lot for you to build your dream lake home on in White Bluff Resort- lot is .252 acres. Sitting on a bluff overlooking beautiful Lake Whitney is White Bluff's golf resort that is four star rated by Golf Digest. White Bluff and its two courses is a hidden gem, fun and playable. This resort offers tremendous value to the homeowner and has several amenities, all which are mentioned below. White Bluff is centrally located about half way between the DFW metroplex and Austin and 20 minutes west of Hillsboro. It's very easy to get to! White Bluff is a planned gated residential community with some beautiful homes, residential lots and plenty of amenities siting on 3,450 acres with four miles of prime shoreline along beautiful Lake Whitney.

#### White Bluff Resort Amenities:

Swimming Pools: With 5 swimming pools at [White Bluff Resort](#) you are free to choose the one that suits your mood. If you want to splash the day away or just relax poolside we've got the right pool to meet your needs.

Marina: White Bluff has a beautiful Marina for you to store your boat and is conveniently located from this lot. Slips of various lengths are available for long-term lease and sort term use. Double launch ramp and trailer parking, and courtesy short term slips.

Golf Courses: The New Course at White Bluff was designed by Bruce Lietkze and opened in 1998. This 18 is almost 200 yards longer than the Old Course and with a slope of 144 and rating of 75.5 it is the more demanding of the two White Bluff golf courses. This 18 is more traditional and characterized by tighter flatter fairways, tough and demanding approach shots from 150 yards and in, water on 16 holes, 30 huge bunkers, and smooth new in 2012 mini-verde greens. White Bluff's Old Course was designed by Bruce Lietkze and opened in 1992 and it is generally regarded as the easier of the two courses but also has the most scenic and hardest nine. At 6,866 yards with a slope of 74.6 and rating of 138 from the tips, the Old Course is no walk in the park and it demands some strategic shot accuracy off the tee box as well as on the approach shots plus you'll encounter some dramatic elevation changes, water, strategically placed bunkers, and lots of deer.

Restaurants & Conference rooms: Mulligans Restaurant--After a total renovation, Mulligan's restaurant has opened inside the White Bluff Resort clubhouse at the 3,450-acre golf resort community near the shores of Lake Whitney. It's already become the favorite of locals and guests. With St. Andrews, Scotland, as its inspiration, the restaurant boasts panoramic views of one of the resort's golf courses, the New Course, from floor-to-ceiling windows. Servers wear the St. Andrews tartan plaid and photos from "the home of golf" adorn the walls. A welcoming Texas limestone fireplace and tartan sofa provide a cozy cocktail nook while the open-air porch offers a great place to compare post-golf scorecards. The hand-crafted, burl wood bar serves a variety of craft beers, wines, and specialty cocktails. The food menu features a wide array of appetizers, sandwiches, salads, and entrees. Additional daily specials also



are offered and a Sunday brunch will be added soon. In addition to the total interior renovation and culinary transition, the clubhouse's entrance and exterior landscaping were completely renovated, as was the state-of-the-art kitchen. The Lighthouse Restaurant and Trophy Grille are also available.

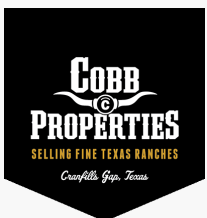
The Long Star conference room is off the entrance to the Cascade Pool ( across from the Lighthouse Restaurant, Bar and Deck. This newly renovated room is a meeting and party place for White Bluff Property Owners and can be rented out for private parties and meetings.

Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefanie Cobb (972) 989-5220 and Tai Cobb-Klam (254) 253-0157. Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. \*Buyer(s) agent/broker must be identified on first contact, and must accompany buying prospect on first showing to be allowed the possibility of fee participation. If this condition is not met, fee participation will be at sole discretion of this firm.

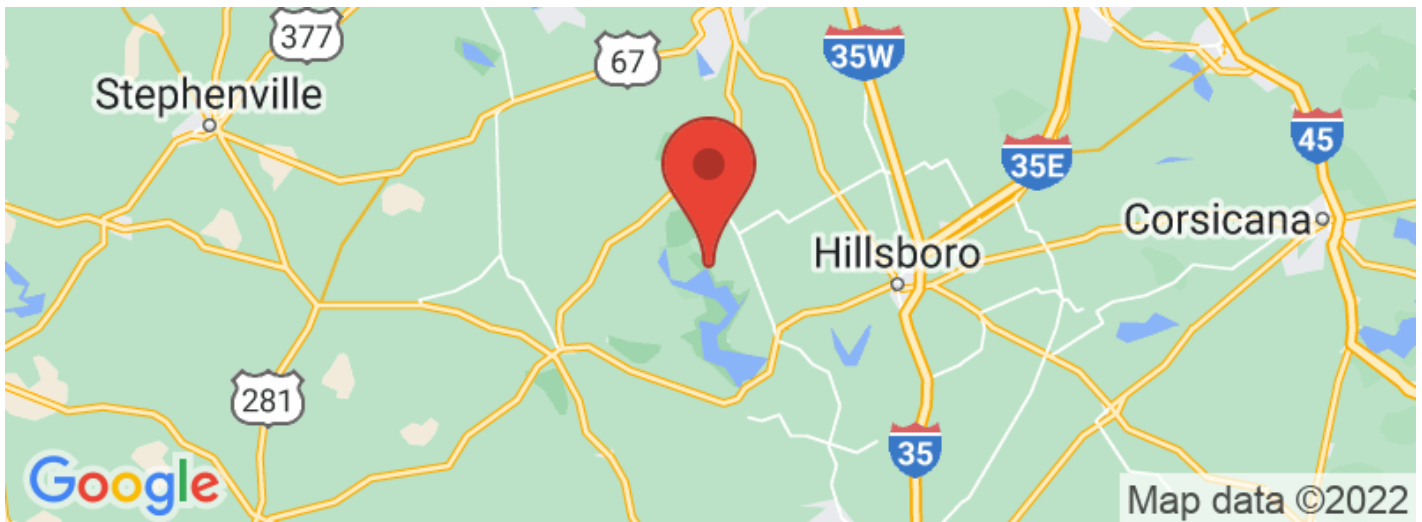


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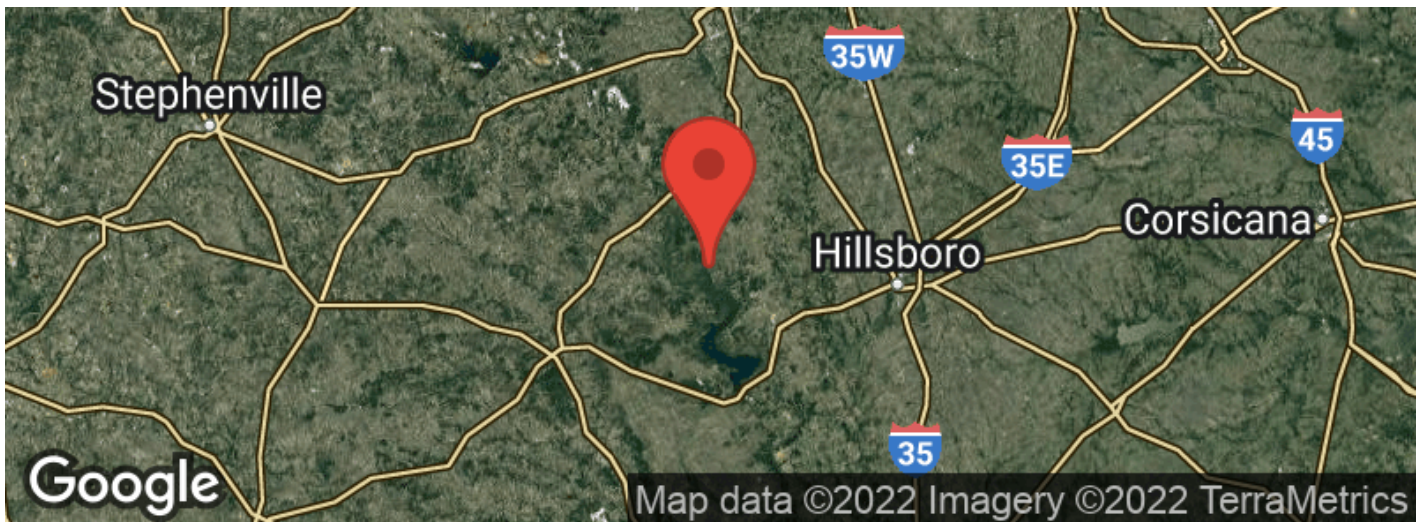
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## Locator Maps



## Aerial Maps



**Lake Front Lot in White Bluff  
Whitney, TX / Hill County**

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**LISTING REPRESENTATIVE**

For more information contact:



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**NOTES**

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## NOTES

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## **DISCLAIMERS**

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