

8980 CR 156, Bluff Dale, Texas 76433
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Bluff Dale, TX 76433

\$625,000
2.27± Acres
Erath County



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Bluff Dale, TX / Erath County

SUMMARY

Address

8980 CR 156,

City, State Zip

Bluff Dale, TX 76433

County

Erath County

Type

Single Family, Residential Property

Latitude / Longitude

32.361832 / -98.105722

Dwelling Square Feet

2,414

Bedrooms / Bathrooms

3 / 2

Acreage

2.27

Price

\$625,000

Property Website

<https://www.mockranches.com/property/8980-cr-156-bluff-dale-texas-76433-erath-texas/114599/>



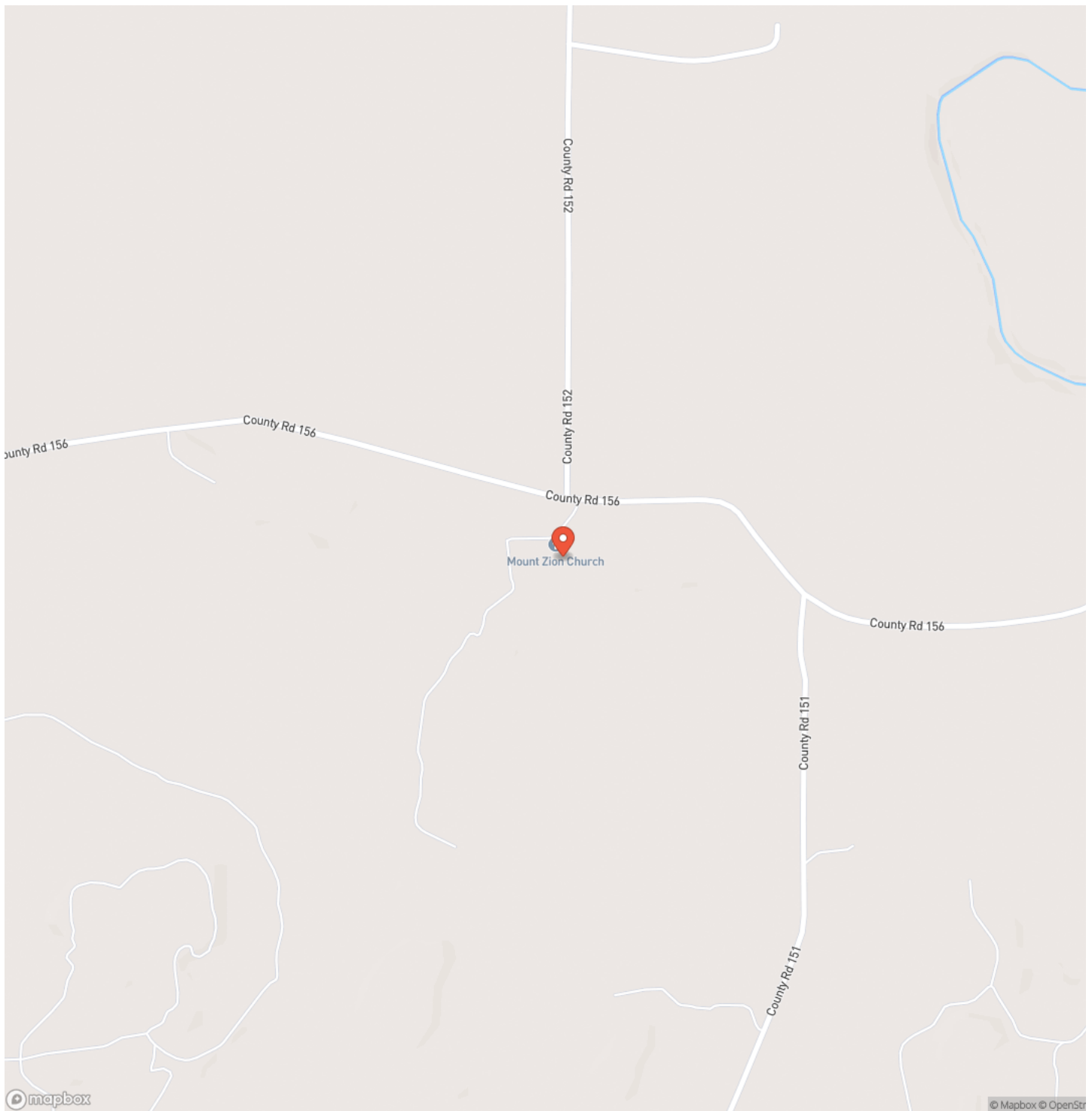
PROPERTY DESCRIPTION

If you've been searching for a country property with a custom-built home, a great shop, and just over 2 acres to enjoy without the upkeep of a large ranch, this one deserves a look. Built in 2005, this 3-bedroom, 2-bath home offers approximately 2,400 square feet with an inviting open floor plan, a spacious living room featuring a tray ceiling with stained tongue-and-groove wood, a cozy fireplace, and abundant natural light. The kitchen is designed for both everyday living and entertaining with granite countertops, custom cabinetry, a breakfast bar, and a sunny breakfast nook. The oversized primary suite offers a large walk-in closet and a spacious bath complete with a clawfoot soaking tub and separate shower. A welcoming covered front porch and backyard deck provide inviting outdoor living spaces, while the backyard leads directly to the impressive 40x40 insulated shop and attached covered area. Equipped with water, electricity, roll-up doors, a walk-through door, and an attached covered area that's perfect for RV or trailer parking, outdoor entertaining, or additional workspace, the shop offers incredible flexibility. Mature oak trees provide shade and privacy, with plenty of room to park an RV, plant a garden, or simply enjoy the outdoors. A private water well, septic system, and durable metal roof complete this attractive country property, conveniently located just minutes from Stephenville and within an easy drive of Granbury, Weatherford, and Fort Worth.

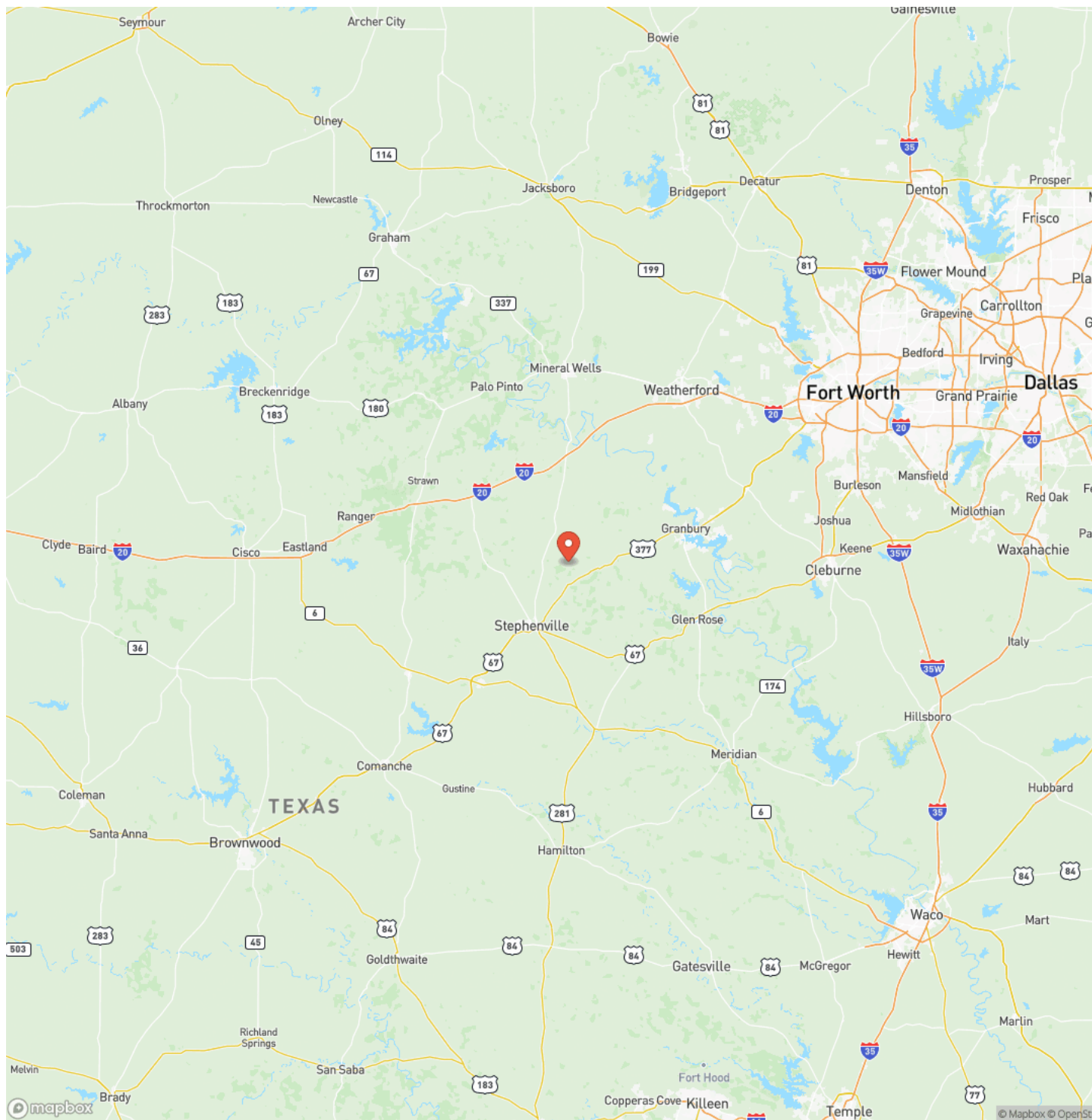
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Locator Map



Locator Map

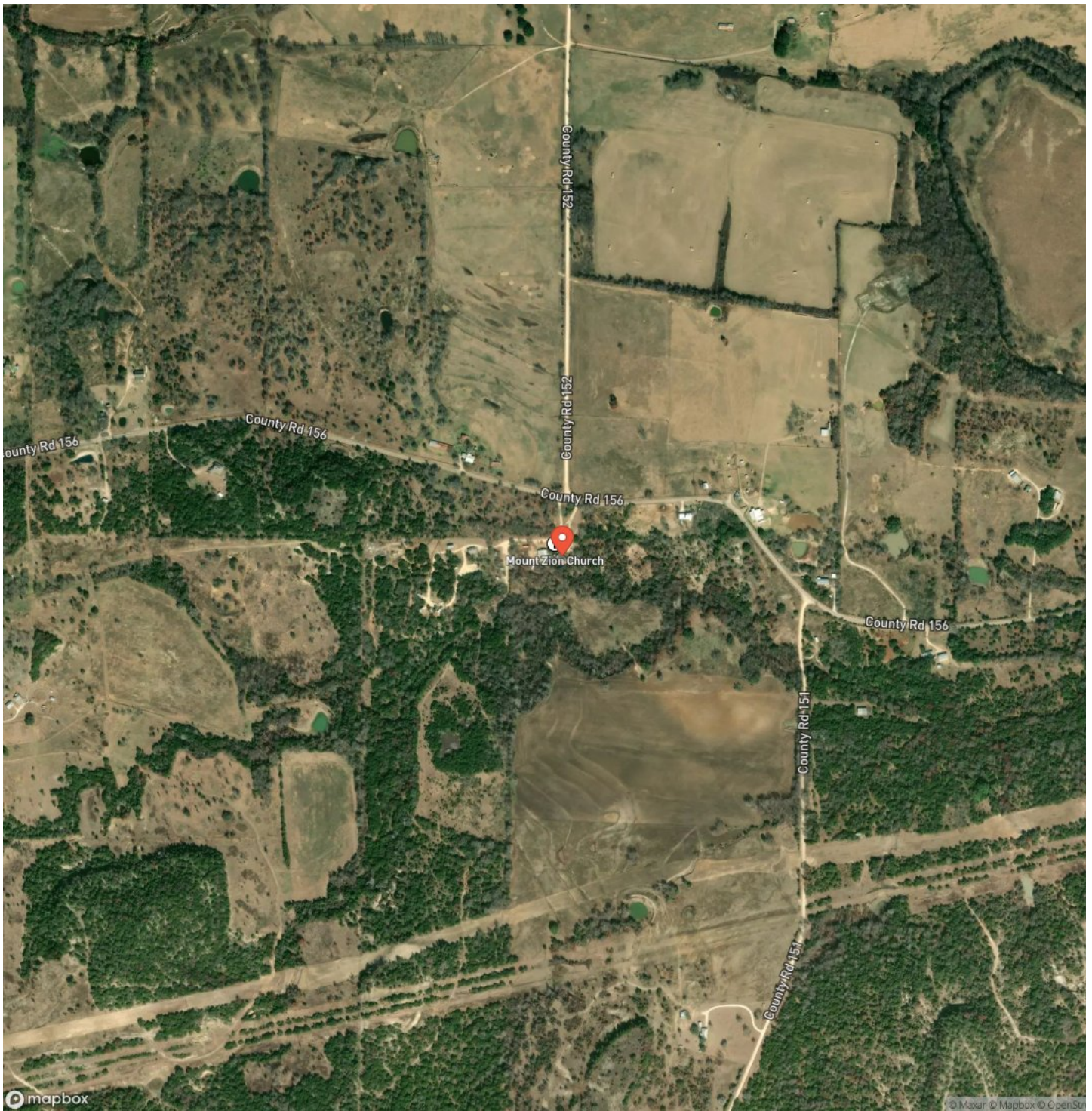


MORE INFO ONLINE:

<https://www.mockranches.com/>

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Lani Rust

Mobile

(817) 286-7402

Email

lanirust@mockranches.com

Address

439 S Graham St

City / State / Zip

Stephenville, TX 76401

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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