

# \$799,000 - 132 Blue Bird Ln, Tow

MLS® #5012853

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,156 sqft

Residential on 4.60 Acres

Van Acres, Tow, TX

THE LAKE IS 98% FULL - TIME TO BUY THAT LAKE HOUSE BEFORE PRICES START TO CLIMB AGAIN.

Your once in a lifetime opportunity to own over 4 acres of lake front property with no deed restrictions and endless possibilities!! The adorable A-frame home would make the most wonderful Airbnb or vacation home and comes with most of the furniture and decor you see in the home!...so ready to start using right away!! Downstairs is 2 bedrooms and 2 baths, a freestanding wood burning stove, 2 living spaces and a dining room. Upstairs is one large owner's suite with living area and bathroom PLUS a balcony with separate entrance and expansive views over the lake. Outside there is a storage building plus a concrete pad with its own septic and propane tank, that could start being used as an RV site or tiny home site right away. With no restrictions you could add more homes. Need more space? The property next door is also for sale by the same owner and comes with over 7 acres, a house, guest house and work shop! family compound anyone? Retreat center? Airbnb heaven?

Built in 1960

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 5012853   |
| Price  | \$799,000 |



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,156                   |
| Acres          | 4.60                    |
| Year Built     | 1960                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Water Feature/View**

|               |                    |
|---------------|--------------------|
| View          | Lake,Lake Buchanan |
| Is Waterfront | Yes                |
| Water Body    | Lake Buchanan      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 132 Blue Bird Ln |
| Area        | LL               |
| Subdivision | Van Acres        |
| City        | Tow              |
| County      | Llano            |
| State       | TX               |
| Zip Code    | 78672            |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Cable Connected, Electricity Connected, Sewer Connected, Water Connected |
| Features  | Lake   |
| Parking   | Off Site   |

### **Interior**

|                 |  |
|-----------------|--|
| Interior        | Tile, Wood                                 |
| Appliances      | Refrigerator, Free-Standing Electric Range |
| Heating         | Ductless, Zoned                            |
| # of Fireplaces | 1  |
| Fireplaces      | Wood Burning, Free Standing                |
| # of Stories    | 2  |
| Stories         | Two  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony                                  |
| Lot Description   | Level, Open Lot, Trees Large Size, Views |
| Roof              | Metal                                    |
| Construction      | Vinyl Siding, Wood Siding                |
| Foundation        | Slab                                     |

### **School Information**

|            |           |
|------------|-----------|
| District   | Llano ISD |
| Elementary | Llano     |
| Middle     | Llano     |
| High       | Llano     |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 15th, 2025 |
| Days on Website | 211              |
| Days on Market  | 122              |

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