

\$650,000 - 131 Blue Bird Ln, Tow

MLS® #9778449

\$650,000

2 Bedroom, 2.00 Bathroom, 1,448 sqft
Residential on 7.53 Acres

Van Acres, Tow, TX

LAKE IS OFFICIALLY FULL!! BUY YOUR
LAKE HOUSE NOW BEFORE PRICES
BEGIN TO GO UP!!

Your once in a lifetime opportunity to own over 7 acres of lake front property thatâ€™s unrestricted and for a price thatâ€™s unbeatable compared to other lake areas. This property has a private, shared driveway and consists of 17 lots that have been consolidated into one property. The recently updated home is concrete built on slab so will be there long after you and me. It also includes a guest house and huge workshop on slab that could be converted into another home. The opportunities are endless! Airbnb, your own vacation home, build a retreat center, live in the home and rent out the guest house. You can also build a boat dock and have direct access to the lake once the water comes back up. Want even more space? The home next door is also for sale by this seller and would give you another home, a concrete pad ready to add a second home and over 4 more acres!! Family compound anyone?

Built in 1970

Essential Information

MLS® #	9778449
Price	\$650,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,448
Acres	7.53
Year Built	1970
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	131 Blue Bird Ln
Area	LL
Subdivision	Van Acres
City	Tow
County	Llano
State	TX
Zip Code	78672

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Lake
Parking	Attached Carport

Interior

Interior	Tile
Appliances	Built-In Gas Range, Refrigerator
Heating	Wall Furnace
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Level, Trees Large Size, Views
Roof	Metal
Construction	Block
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

Property Listed by: Fox RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 1:31pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.