

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

MLS® #172442

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,156 sqft

Single-Family on 4.63 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 homeâ€™s...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 ownerâ€™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 itâ€™s 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 shopâ€™s family compound anyone? Retreat center? Airbnb heaven?

Built in 1960

## Essential Information

MLS® #	172442
Price	\$799,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,156
Acres	4.63
Year Built	1960
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	132 Blue Bird Ln Lane
Subdivision	Van Acres
City	Tow
County	Llano
State	TX
Zip Code	78672

### Amenities

View	Lake, Lake Buchanan
Is Waterfront	Yes
Waterfront	Open Water

### Interior

Heating	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2

### Exterior

Exterior Features	Balcony
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### School Information

District	Llano
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### Additional Information

Date Listed	March 12th, 2025
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### Listing Details

Listing Agent	Renee Fox
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Listing Office

Fox Realty

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