

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

MLS® #5012853

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,156 sqft

Single-Family 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	Single-Family
Sub-Type	Single Family Residence
Status	Active

### 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
View	Lake,Lake Buchanan
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

### Interior

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

### Exterior

Exterior Features	Balcony
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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 Market	144

### **Listing Details**

Listing Agent	Renee Fox
Listing Office	Fox Realty

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