

\$1,449,000 - 131 & 132 Blue Bird Ln, Tow

MLS® #8474391

\$1,449,000

0 Bedroom, 0.00 Bathroom, 3,604 sqft

Multi-Family on 12.13 Acres

Van Acres, Tow, TX

**LAKE IS FULL! BUY NOW BEFORE PRICES
START TO GO UP**

RV PARK POTENTIAL ANYONE?????? Your once in a lifetime opportunity to own over 12 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. House 1 is on slab and has 3 beds and 3 baths. Comes almost fully furnished/decorated. House 2 was recently updated and 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 up closer to the home. Don't want this much acreage? You can purchase each property separately.

Built in 1960

Essential Information

MLS® #	8474391
Price	\$1,449,000
Bathrooms	0.00



Square Footage	3,604
Acres	12.13
Year Built	1960
Type	Multi-Family
Sub-Type	Triplex
Status	Active

Community Information

Address	131 & 132 Blue Bird Ln
Area	LL
Subdivision	Van Acres
City	Tow
County	Llano
State	TX
Zip Code	78672

Amenities

Utilities	Electricity Available, Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Lake
Parking	Attached Carport
View	Hills,Lake,Panoramic,Lake Buchanan
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior	Laminate, Tile
Appliances	Built-In Gas Range, Electric Range, Refrigerator
Heating	Central, Separate Meters, Wall Furnace
# of Fireplaces	2
Fireplaces	Free Standing, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Gas Grill, Private Entrance, Private Yard
Lot Description	Level, Private, Trees Large Size, Views
Roof	Metal
Construction	Block, Wood Siding

Foundation Slab

School Information

District Llano ISD
Elementary Llano
Middle Llano
High Llano

Additional Information

Date Listed March 25th, 2025
Days on Market 134

Listing Details

Listing Agent Renee Fox
Listing Office Fox Realty

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