

# \$450,000 - 806 Blue Bill Cove Dr, Lakehills

MLS® #1644501

**\$450,000**

2 Bedroom, 3.00 Bathroom, 2,528 sqft

Residential on 1.53 Acres

LAKE MEDINA HIGHLAND, Lakehills, TX

Explore this charming waterfront lake house on 1.53 acres with a private inlet. The partially remodeled home features 2 bedrooms, 2.5 bathrooms, and glassed-in porches. Updates include a renovated kitchen and baths, along with a spacious garage, workshop, and two carports. The property includes two additional houses for refurbishment, offering customization potential. No restrictions provide flexibility. The house has an aerobic septic system installed in 2019, and a commercial septic system was added in 2021 for a vacation rental 'container home' business, including electrical installations and concrete pads. A 600-foot deep well with new pipe and pump installed in 2017 completes this unique and worthwhile property.

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1644501     |
| Price          | \$450,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,528       |
| Acres          | 1.53        |
| Year Built     | 1950        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Single Family Detached |
| Style    | Two Story, Ranch       |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 806 Blue Bill Cove Dr |
| Area        | 2400                  |
| Subdivision | LAKE MEDINA HIGHLAND  |
| City        | Lakehills             |
| County      | Bandera               |
| State       | TX                    |
| Zip Code    | 78063-6764            |

### Amenities

|               |                                     |
|---------------|-------------------------------------|
| Amenities     | None                                |
| Parking       | One Car Garage, Attached, Oversized |
| View          | Lake Medina                         |
| Is Waterfront | Yes                                 |
| Pool          | None                                |

### Interior

|              |                                                                                                                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Two Eating Areas, Cable TV Available, Eat-In Kitchen, Florida Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry in Garage, Open Floor Plan, Secondary Bedroom Down, Shop, Utility Area in Garage |
| Appliances   | Attic Fan, Ceiling Fans, Dryer Connection, Dishwasher, Electric Water Heater, Private Garbage Service, Refrigerator, Solid Counter Tops, Smooth Cooktop, Stove/Range, Washer Connection                                           |
| Heating      | 2 Units, Central                                                                                                                                                                                                                  |
| Cooling      | One Central, Two Window/Wall                                                                                                                                                                                                      |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                    |
| # of Stories | 2.0                                                                                                                                                                                                                               |
| Stories      | 2                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Siding, Stone/Rock, Vinyl                                                                                                                                  |
| Exterior Features | Additional Dwelling, Double Pane Windows, Deck/Balcony, Glassed in Porch, Partial Fence, Patio Slab, Storage Building/Shed, Water Front Improved, Workshop |
| Lot Description   | 1 - 2 Acres, Cul-de-Sac/Dead End, County Vlew, Gently Rolling, Horses                                                                                      |

Allowed, Improved Water Front, Lake Medina, Lakefront, Water View,  
Water Access, Wooded, On Waterfront

|              |           |
|--------------|-----------|
| Roof         | Metal     |
| Construction | Pre-Owned |
| Foundation   | Slab      |

### **School Information**

|            |              |
|------------|--------------|
| District   | Bandera Isd  |
| Elementary | Hill Country |
| Middle     | Bandera      |
| High       | Bandera      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2022 |
| Days on Market | 1119               |
| HOA Fees       | 0.00               |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Agent  | Michelle Reichle |
| Listing Office | Hi Energy Realty |

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