

**R000141671 - 1.50 ACRES - 244 LAKESHORE LANE,
WINDOM, TEXAS 75492**

<https://gatewaylandinvestments.com>

Discover the potential of lakeside living with this beautiful property located within the growing Five Points community near Bois d'Arc Lake. Positioned in one of North Texas' most exciting emerging waterfront markets, this property offers the perfect balance of recreation, long-term investment potential, and peaceful surroundings. Conveniently located just off FM 1396 and US-82, you'll enjoy easy access to Sherman, Paris, and the greater Dallas-Fort Worth area while still experiencing the relaxed atmosphere of lake life. One of the standout advantages of this location is its close proxim...

\$699,900

- Texas
- Available
- Cash Price

Basics

Parcel ID: R000141671

Size: 1.50 acres

County: Fannin

State: Texas

Status: Available

Property Details

Cash Price: \$699,900

Owner Financing: \$7,000 down, \$12,605 for 72 months, for a total price of \$914,560

GPS: 33.6611, -95.9666

Legal: The Harbor At Five Points, Lot 108, Acres 1.497

Elevation: 556'

Terrain: Level

Access: Paved Road

Power: Provided by Fannin Electric Cooperative (903) 583-2117

Water: Provided by Bois D Arc Municipal Utilities (903) 378-7361

Sewer: A Septic Tank is Required

Zoning: Residential

RV Living: Not Allowed

Mobile Homes: Not Allowed

Manufactured: Not Allowed

Taxes/Year: \$7,907.32

Conveyance: Warranty Deed

GPS Coordinates

Center: 33.6611, -95.9666

Northwest: 33.661113, -95.966712

Northeast: 33.662270, -95.965167

Southwest: 33.662270, -95.965167

Southeast: 33.661862, -95.965109



HOA / POA Information

POA Name: Bender Property Management

Annual Fee: \$2,400.00

Phone: (214) 549 8865

Website: <http://BenderPM.com>