

**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

**Annual Fee:** \$2,400.00