

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1800 S LAGUNA S

PELICAN BAY, TX 76020



\$1,149,000



1 acres

## DESCRIPTION

Arguably, the most well-positioned lot available on Eagle Mountain Lake. The 1.6 acre lot has 100' water frontage with a stone wall already in place on EML's main body. Lake water can be used as the source for landscape irrigation. As a south boundary, the Pelican Island nature activity includes pelicans, deer, various birds & vegetation; the Tarrant Regional Water District owns this & will never be built on. On the north boundary, is arguably EML's best, most creative builder, the homeowner; THE perfect builder to build your dream home. This lot is a quick 5-minute boat ride to the iconic Fort Worth Boat Club, the largest freshwater boat club in the United States. For extra convenience, 2 marinas are close for food & fuel. Enjoy the nautical recreation opportunities or simply take in the spectacular sun rises across the lake over the tree-lined eastern shore & 'PEACEFUL, EASY FEELING' in this setting. Come explore this property for Additional Benefits Hidden In Plain Sight!

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20743400  
**YEAR BUILT:**  
**COUNTY:** Tarrant  
**TRACT OR SUBDIVIION:** Laguna Bay  
**LIST DATE:** 10/07/2024

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.62  
**LOT SIZE (SQFT):** 70,392

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Subdivision
- Waterfront
- CityLot


## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

**LISTED BY:** Fishing Gated Lake  
Robby Carson   
**PHONE:** 97022730359702273035

**BROKERED BY:** Helen Painter Group, REALTORS

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