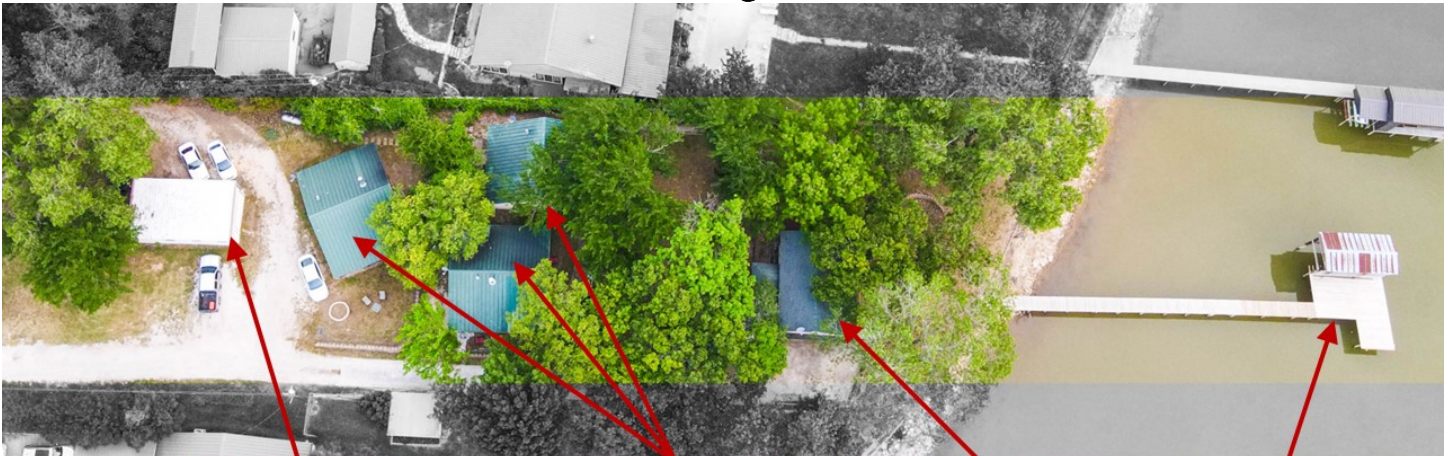


12850 Stuart Park Rd / Azle
So much to offer – residence, vacation property, Airbnb
– lakeside at Eagle Mtn Lake!



16' x 20' garage/
Storage shed

1-bed/1-bath
780 SF cottage
W covered porch

2-bed/2-bath
1492 SF lakehouse
w/ balconies &
covered patio

Boat dock &
Boat house
&
Fantastic lake view!

Reasons that you'll regret if you let this property pass...

Features & Upgrades:

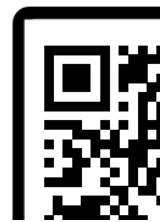
SO much to offer! Well-maintained lakeside get-away - residence, vac home; airbnb - so many possibilities! Previously used as a bed-n-breakfast. This property has [3] 1-bed,1-bath cottages (780 SF ea w living, kitchen, breakfast area, & laundry rm); [1] 2-bed,2-bath lake house (1492 SF w living, dining, & laundry; balcony w lake view from each bedroom); each cottage w covered porch, vaulted ceilings, two-sided stone fireplace, jacuzzi tubs, tile floors, built-in shelving, metal roofs & gas [propane] heat; the lakehouse has two shaded balconies, walls of windows, gas heat & stove; + large [16'x20'] garage-storage shed. On a .995 AC lot w 113 ft lakefront access! [Lakehouse renovations: new ==> carpet, water heater, LVP flooring, freshly painted, cabinets, microwave, recessed lights, ceiling fans, white curtains, dock & decking <== new] Boating, fishing, swimming, entertainment, relaxation. Don't miss the chance to experience lakeside living! See the 'Brochure & Rent Rolls' & 'Features & Upgrade' docs.

Virtual Tour, photos, & 3d walkthrough:

<http://www.seetheproperty.com/276830>

Drone Video: https://youtu.be/PJWv_8_m5k4

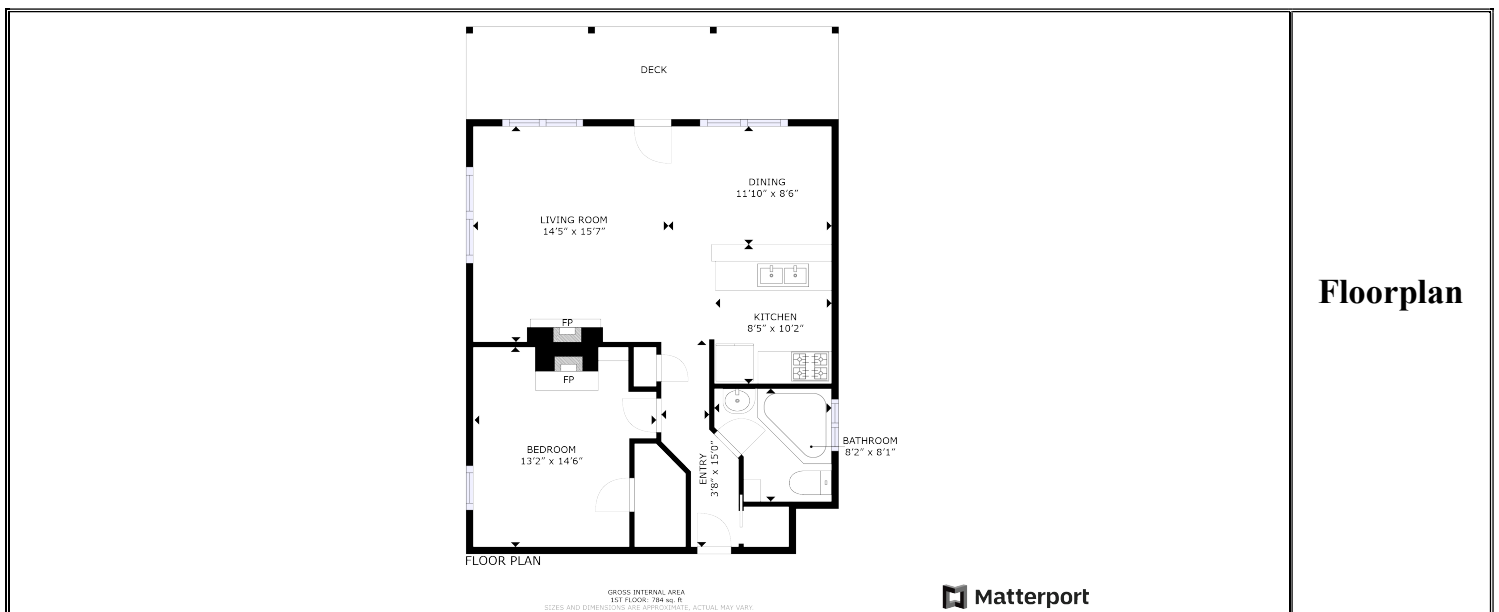
Marketing brochure & Rent Rolls: https://realtysidebyside.com/wp-content/uploads/2023/05/12850-Stuart-Park-Dr_Brochure-Rent-rolls.pdf



Notable Features:

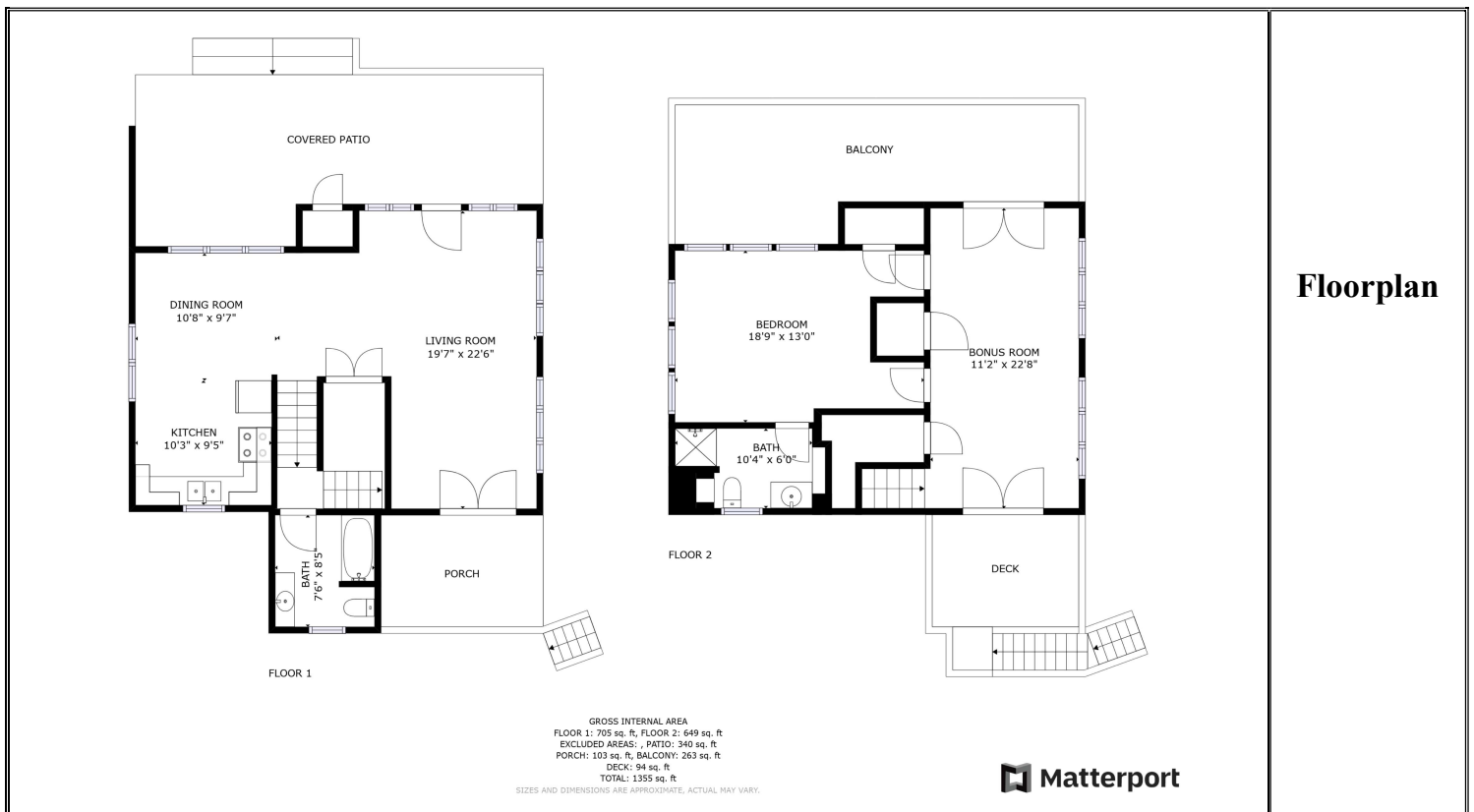
Cottages:

- HVAC (1) -2002; (1) - 2016; (1) - 2022
- Metal roofs
- Energy efficiencies – gas (propane) heat & electric hot water (~2010); ceiling fans in several rooms; dual pane windows throughout
- Separate electric meters
- All on low-dosing septic; city water
- Amazing curb appeal metal roof; covered porch
- Each with appliances – refrigerator, stove, microwave, pantry; wired for dishwasher and disposal
- Bedroom has walkin closet (and fireplace – two sided) with ceiling fan
- Large 18' x 5' covered porch
- Baseboards & trim (windows, doors, etc.)



Lake House:

- 2023 renovation– New carpet, water heater, LVP flooring, freshly painted, new cabinets, microwave, new recessed lights, new ceiling fans, new white curtains, new dock, new decking
- New roof (2017); HVAC (~2008)
- Energy efficiencies – gas (propane) heat & electric hot water (~2005); ceiling fans in several rooms
- On septic; city water
- Floorplan – Amazing open floorplan with two bedroom (one down, one up), two full baths (one down, one up), living area & breakfast area, and separate utility room.
- Baseboards & trim (windows, doors, etc.); all new plumbing & electrical in 2002; recent updates for flooring, doors, and ceiling fans.



Garage/Shed (16' x 20')

- Lots of storage/shelving

Location:

"Lake Worth and Northwest Tarrant County **comprise one of the fastest growing areas in the Dallas/Fort Worth Metroplex and Texas.** With varied shopping, restaurants to suit every appetite, high quality residential areas, booming employment opportunities, great schools, recreation on Eagle Mountain Lake and Lake Worth, and easy access to entertainment and amenities in Fort Worth and Dallas, there is every reason to love living in Northwest Tarrant County"¹

- [Azle ISD](#) - great schools; Liberty Elementary; Santo Forte JHS; Azle HS
- Minutes from [Alliance Town Center](#), [Texas Motor Speedway](#) (and the whole Alliance Corridor); Basswood Blvd shops; shopping, entertainment, dining; [West Bay Marina](#)
- [Eagle Mountain Lake](#); [Shady Grove Park](#), [Twin Points Park](#) & [Ash Creek Park](#) are nearby, within minutes' drive; also [Pelican Bay](#) & [FW Nature Center](#).
- Minutes from [nearby employers](#), BNSF, NAS FW JRB, Lockheed, and many other major employers in the DFW area
- [Other great activities nearby.](#)
- Nearby access to FM199, I-820; DFW airport is 55 mins drive; downtown Fort Worth is approx. 45 mins
- Highly sought-out area - [fantastic fishing](#) for bass, catfish, crappie; and [boating](#)
- Significant [residential and commercial development happening in this area;](#)

Make an offer today!

¹ http://nwtcc.org/index.php?modzzz_listing_filter=top