

# \$325,000 - 22251 Mallards Cove Court, Bullard

MLS® #1383863

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.84 Acres

Mallards Cove, Bullard, TX

Gorgeous waterfront lot in Mallards Cove gated subdivision at Lake Palestine! This .841 acre gently sloping lot has approximately 204' of shoreline with water & sewer provided by the Emerald Bay MUD - no septic systems here! Build your private boat dock recessed into the lot above the 355' elevation, allowing plumbing facilities at your boathouse!! Dredging is being done to provide 7-8' water depth at boathouse! Concrete road & cul-de-sac is curbed and guttered with underground utilities and landscaped common areas. Boat ramp for easy lake access for family & friends! Other lots are available â€“ call listing agent for more information. Discover lake living at its very finest in this well planned community. Conveniently located just minutes from Eagles Bluff Golf & Country Club (memberships available), grocery shopping, medical facilities & South Tyler! Bullard School District.



## Essential Information

MLS® #	1383863
Price	\$325,000
Bathrooms	0.00
Acres	0.84
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	22251 Mallards Cove Court
Subdivision	Mallards Cove
City	Bullard
County	Smith
State	TX
Zip Code	75757

## Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Underground Utilities, Water Available
Features	Common Grounds/Area, Lake, See Remarks, Curbs, Gutter(s)
View	Golf Course, Lake
Is Waterfront	Yes
Waterfront	Waterfront

## Exterior

Lot Description	Cul-De-Sac, See Remarks
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## School Information

District	Bullard Isd
Elementary	Other Bullard
Middle	Other
High	OtherBullard

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