

\$139,000 - 318 Boone Street, Alvarado

MLS® #20999983

\$139,000

1 Bedroom, 1.00 Bathroom, 640 sqft
Residential on 0.13 Acres

Blue Water Oaks, Alvarado, TX

If you're dreaming of living near the lake without sacrificing convenience or affordability, this is the one you've been waiting for! Tucked inside the desirable Blue Water Oaks community on Lake Alvarado, this charming 2021-built home offers more than just a place to live—it offers a lifestyle.

Enjoy full access to everything the lake community has to offer: private boat launch, dock, community pool, park, and more—all just blocks away. Whether you're looking to spend your weekends on the water, kayaking at sunrise, fishing off the dock, or relaxing by the pool, it's all right here.

The home features an open-concept studio layout with easy-care vinyl flooring and a full bathroom. The bright eat-in kitchen and high-speed internet access mean you're ready to unplug or plug in—whatever your lifestyle calls for.

Step outside and you'll find a peaceful, partially wooded lot with native landscaping, a gravel drive, and plenty of room to park your boat or RV. There's also a workshop and storage shed—ideal for weekend projects, outdoor gear, or lake toys.

With a low HOA fee that gives you access to all the community amenities, plus pays for sewer, water and trash, this is lakeside living made simple and stress-free. Whether you're



seeking a low-maintenance full-time home, a weekend getaway, or a smart rental investment, this property checks all the boxes.

Come see it today—homes this close to the lake at this price don't last long!

Built in 2021

Essential Information

MLS® #	20999983
Price	\$139,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	640
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	318 Boone Street
Subdivision	Blue Water Oaks
City	Alvarado
County	Johnson
State	TX
Zip Code	76009-7138

Amenities

Utilities	Asphalt, Co-op Water, Electricity Connected, Gravel/Rock, Private Sewer
Features	Boat Ramp, Club House, Community Dock, Community Pool, Fishing, Lake, Park, Playground
Garages	Boat, Driveway, Gravel, No Garage, On Site, On Street, Open, Outside

Interior

Interior Features	Cable TV Available, High Speed Internet Available, Open Floorplan
Heating	Other

Exterior

Exterior Features	Storage
Lot Description	Brush, Corner Lot, Interior Lot, Many Trees, Subdivision
Roof	Metal
Foundation	Pillar/Post/Pier, Other

School Information

District	Alvarado ISD
Elementary	Alvarado S
High	Alvarado

Listing Details

Listing Agent	Priscilla Shields
Listing Office	Your Home Sold Guaranteed Realty

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