

# 1901 EAST COLLEGE STREET

Athens, Texas 75751

**“An East Texas Oasis—Own It Today”**



Introducing a remarkable four bedroom, three and a half bath residence spanning 3,908 square feet nestled on an expansive 8.14 acre lot. This exquisite home offers both space and serenity and boasts a covered back porch that invites you to relax and unwind in the embrace of nature. Beyond the elegance of the main house, the property features a versatile barn with a full bath and air conditioning, perfect for a variety of uses. With its seamless blend of modern comforts and picturesque surroundings, this property presents a unique opportunity for a refined countryside lifestyle.





Built in 2004, this home features four bedrooms, four full baths, two living areas and contains approximately 3,900 square feet of living area. The exterior of the home is made up of brick constructed on a slab foundation with a composition roof.



The spacious floorplan creates a seamless flow between various living areas allowing for both intimate gatherings and entertaining.



The living area features elevated ceilings with dropped ceiling fans, a gas fireplace, wood floors, and a wall of windows overlooking the grounds.







The kitchen (21' x 13') features a large center island cooktop, ice machine, food prep area, crown molding, tons of cabinet space, built-in double ovens and warming drawer, microwave, dishwasher, disposal, walk-in pantry, refrigerator and breakfast bar.



Just off the kitchen, the formal dining area features large windows to enjoy the tranquility during each meal. The formal living area (17' x 12') and the study (12' x 12') both have large windows, a ceiling fan and recessed lighting.





The master suite (17' x 17') features its own private office, and master bath (16' x 10') with garden tub, walk-in shower and walk-in closet.



The floorplan allows for three guest bedrooms — One bedroom measuring 13' x 12' and the others measuring 12' x 12' each all with tile flooring and ceiling fans.







The property features a 1,400 square foot shop with a full bathroom and air conditioning.







**ASKING PRICE:** See website for pricing.

**TERRAIN:**

- Soil—Sandy loam
- Rolling/Hilly/Flat—Rolling
- Wooded or Open—Approximately 90% wooded with hardwoods and approximately 10% open with scattered trees
- Water Source—City of Athens
- Fencing—Barbwire and pipe fencing
- Road Frontage—Approximately 650' on East College Street (City maintained road)

**UTILITIES AVAILABLE:**

- Electric—TXU Energy (877-811-0870)
- Water, Sewer and Trash —City of Athens (903-677-6621)
- Internet—Optimum (866-659-2861)

**TAXES AND TAXING AUTHORITIES:**

- Henderson County
- Athens Independent School District
- Total Estimated Taxes—Approximately \$15,367 per year with exemptions (per the Henderson County Appraisal District)

**MINERALS:**

- Oil, Gas and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title with the right of ingress and egress to explore for same.
- Surface Minerals —100% of surface minerals owned by to be conveyed. Surface minerals include but not limited to clay, lignite, iron ore, top soil, sulphur or any minerals which if mined is done be surface mining operations.

**REMARKS:**

All nestled on 8.14 acres filled with native oaks and other hardwoods. A city location with a country feel.

**\*\* Note:** *This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at [www.stevegrant.com](http://www.stevegrant.com).*



Scale: 1" = 100'

# R. A. CLARK SURVEY, A-171

18.99 ACRE FIELD NOTES EXHIBIT 'A' DEED  
OF TRUST VOL. 1962, PG. 607, H.C.R.P.R.

LINE OF DIRECTIONAL CONTROL (RECORD)

## J. S. STEPHENS SURVEY, A-729

CALL 8.00 ACRES  
ACT. 8.142 ACRES



### ACTUAL BEARING AND DISTANCE

NUMBER	DIRECTION	DISTANCE
L1	EAST	488.26 FT
L2	S 01°22'28" E	823.86 FT
L3	N 55°42'32" W	779.13 FT
L4	N 19°25'48" E	407.89 FT

### CALL BEARING AND DISTANCE

NUMBER	DIRECTION	DISTANCE
L1	EAST	455.56 FT
L2	SOUTH	833.33 FT
L3	N 55°00'00" W	733.33 FT
L4	NORTHEASTERLY	397.22 FT

## PLAT OF SURVEY

SHOWING THE CALLED 8.00 ACRE TRACT CONVEYED TO ANNETTE MARIE LANGLOIS FAULK, BY ANNETTE MARIE LANGLOIS FAULK, AS THE EXECUTOR AND REPRESENTATIVE OF THE ESTATE OF THOMAS PATTERSON FAULK III, DECEASED, BY EXECUTOR'S DEED DATED JANUARY 20, 2012, AND RECORDED UNDER INSTRUMENT NUMBER 2012-00001127 OF THE HENDERSON COUNTY REAL PROPERTY RECORDS.

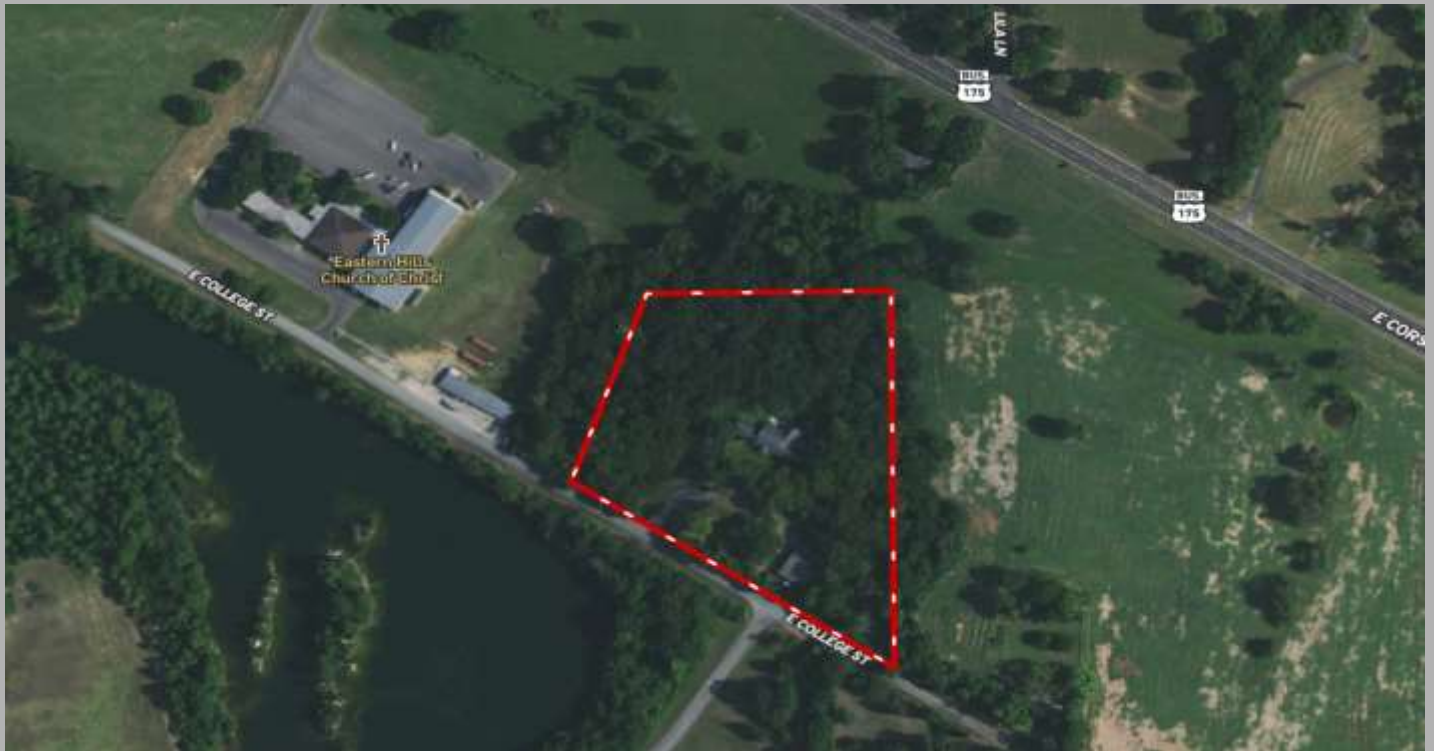
J. S. STEPHENS SURVEY, A-729  
HENDERSON COUNTY, TEXAS

SURVEYED MAY 6, 2015

*Geard A. Carter*  
Geard A. Carter, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935  
GEARLD A. CARTER AND ASSOCIATES LAND SURVEYORS  
TEXAS LAND SURVEYING FIRM NO. 100683-00  
1107 WEST CORSICANA STREET  
ATHENS, TEXAS 75751  
903-675-7346  
SURVEY FOR: CLIFF MCGRAW







**DIRECTIONS:** From the square in Athens, travel approximately 1/2 mile east on Highway 175. Take a right on South Wofford and then a left on East College Street. The property will be on the left.

