



## 733 Maryland Drive

Brand New - all redone! This home is ready for a fresh start; located in an established neighborhood that is being revitalized. Close to shopping, schools and churches.

**See Website For Pricing**

**STEVE GRANT  
REAL ESTATE**

**STEVE GRANT REAL ESTATE LLC**

**TRISH MCGUFFEY**

**LISTING AGENT**

**406 E. CORSICANA | PO BOX 350**

**ATHENS, TEXAS 75751**

**903-675-3503-OFFICE | 903-681-3530-CELL**

**WWW.TRISH.STEVEGRANT.COM**

**EMAIL: TRISH@STEVEGRANT.COM**

## FEATURES:

- 3 Bedrooms, 2 Baths
- Built in 1940, completely remodeled
- Approximately 1,640 square feet (per owner)
- Living Room (13' x 17.5') with hardwood flooring and decorative log fireplace
- Dining Room (11' x 11') with hardwood wood flooring
- Kitchen (8' x 12') with dishwasher and electric range
- Breakfast Nook/Mud Room (8' x 9') with pantry
- Laundry closet in hall bathroom made for stackable washer and dryer
- Master Bedroom (17.5' x 10.5') with hardwood flooring, walk-in closet
- Master Bath, just added with double vanities and tub/shower combo
- Guest Bedroom 1 (10.5' x 13.5') with hardwood flooring
- Guest Bedroom 2 (12.5' x 11') with hardwood flooring

*\*\* All measurements are approximate*

## OTHER FEATURES:

- Central electric heat and air (New)
- Electric water heater (New)
- Roof - New composition shingles
- Pier & Beam foundation
- One car, detached garage with auto opener
- Lot Size - Corner lot, approximately 100' x 133' (survey attached)

## OTHER INFORMATION:

- Water - City of Athens
- Sewer - City of Athens
- Electric - Oncor Electric
- Cable - Optimum
- Trash - City of Athens
- Telephone/Internet - Optimum
- Athens Independent School District
- Current Taxes - Approximately \$3,242.00 annually with no exemptions (per the Henderson County Appraisal District)

*\*\* Note: This material is based upon information which we 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).*







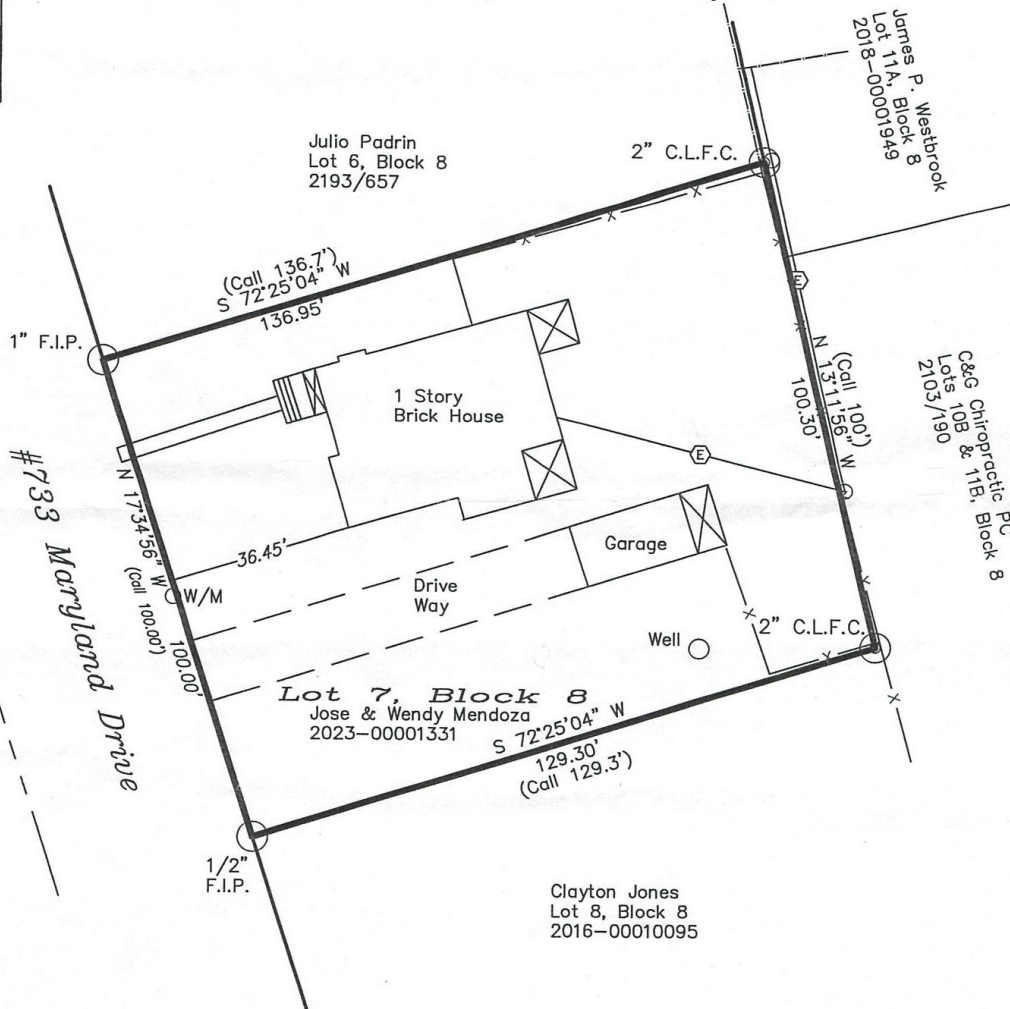




# Park Highlands Addition

## Lot 7, Block 8

All that certain Lot, Tract or parcel of land situated in the T. Parmer Survey A-782, Henderson County, Texas and Lot 7, Block 8 Park Highlands Addition, according to the Plat thereof recorded in Volume 1, Page 22, and/or Cabinet B, Slide 4, of the Plat Records of Henderson County, Texas.



Note: There may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

IN MY OPINION, THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:  
146/164 CNGC

BASIS OF BEARING  
Based on geodetic observation,  
North Central Zone, NAD 83.

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

Scale: 1" = 30'  
County: Henderson  
Acreage: 0.30 Acres  
Survey: T. Parmer Survey A-782  
Description: See Plat.  
Surveyed for: RS Hurst Properties, LLC

### Legend

G/M = Gas Meter  
W/M = Water Meter  
W/V = Water Valve  
F.I.R. = Found Iron Rod  
S.I.R. = Set Iron Rod  
F.I.P. = Found Iron Pipe  
A/C = Air Conditioner  
-//--// = Wood Fence  
— (E) — = Powerline

I, Clark Fincher, R.P.L.S. No. 5035, certify that plat shown hereon represents the results of an on the ground survey made under my direction and supervision.

This the 21stth Day of August, 2023.

Clark Fincher  
Registered Professional Land Surveyor  
Number 5035



### JACK L. WARD & ASSOCIATES

Firm Number: 10194479  
P.O. Box 1490  
1206A S. Palestine St.  
Athens, Tx. 75751  
(903) 675-3819  
(903) 675-8655

Use or reproduction of this Survey for any purpose by other parties IS PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss resulting therefrom.



