

7301 LAND GRANT TRAIL ATHENS, TEXAS



Nestled on a sprawling five-acre property, this beautifully maintained 2,008 square foot home offers the perfect blend of comfort, space, and privacy. Surrounded by mature trees, this property is ideal for a serene country lifestyle while being conveniently located near town.

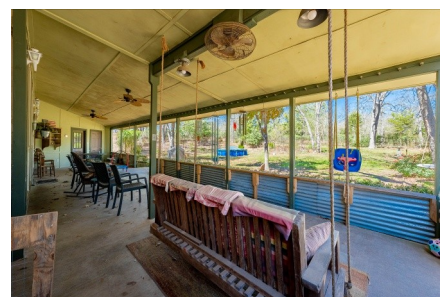


Features Include:

- Living Area—Approximately 2,008 square feet constructed in 2005 (per the Henderson County Appraisal District)
- Construction—Stone and Vinyl siding exterior constructed on a slab foundation and composition roof
- Living Area (25' x 15') with ceiling fans and concrete flooring
- Kitchen (18' x 12') with electric oven and range, dishwasher, disposal, microwave, and center work isle
- Dining Area (10' x 18')
- Three bedrooms and two baths
- Main Bedroom (15' x 15') with ceiling fan and carpet and bath with tub
- Guest Bedroom (15' x 15') and Guest Bedroom 2 (12' x 12') - Both with ceiling fans and carpet
- Central air/heat (electric)
- Electric hot water heater
- Laundry room with washer/dryer connections
- Two car garage with front entry and workshop
- Concrete driveway
- Covered front porch and back patio
- Fenced-in backyard with chainlink fencing and storage building
- Lot Size—Approximately 5 acres
- Utilities Available—
Electric—TXU
Phone/Cable/Internet—Optimum
Water-Lake Shore
Trash-Wee Haul Trash II
Sewer-Septic system
- 2024 Taxes—Approximately \$3,932.74 per year with exemptions (per the Henderson County Appraisal District)
- Athens Independent School District

ASKING PRICE—See website for pricing.







Directions: From Athens, take FM 2494 and travel 1.5 miles. Take a left on Brentwood, travel one mile and the property will be at the end of the street.

