

902 WARD LANE ATHENS, TEXAS 75751 “A HOME OF DISTINCTION”



Light-filled, move-in ready home with an open-concept layout, soaring cathedral ceilings, and a wood-burning fireplace anchoring the spacious great room. The fully remodeled chef's kitchen (2019) features quartz countertops, stainless appliances, abundant cabinetry, and its own fireplace, flowing seamlessly into the living and dining areas for easy entertaining. Designed for flexibility, the home offers two split primary suites—ideal for guests or multi-generational living—plus a versatile flex room for a fifth bedroom, office, or gym. The main suite includes built-ins, a walk-in closet, and a spa-like bath, while the second suite has private backyard access. Additional highlights include an oversized laundry room, ample storage, and a large backyard with a storage shed. Located in an established Athens neighborhood near schools, parks, dining, and lakes, with major updates including a new roof (2024), gutters, drainage, HVAC systems, and more.



This four bedroom, three bath home has been meticulously updated and perfected in 2019 to create a mostly highly sought after lifestyle.

Guests are welcome into a large living area (17' x 20') highlighted by upscale casual aspects which include a vaulted and beamed ceiling. The focal point is the wood-burning fireplace.



The kitchen (22' x 18') includes quartz countertops, a center work isle with set-up bar, a breakfast nook, a wood-burning fireplace, a wine refrigerator with built-in wine rack. Adjacent to the kitchen is the formal dining area (16' x 14') with access to a covered private patio.





The primary bedroom (24' x 13') offers a small sitting area with built-in bookshelves, a huge walk-in closet and an ensuite bath with double vanity, soaking tub, and a spacious walk-in shower.



Primary bedroom #2 (15' x 18') has a private bath and access to an oversized private deck. Bedrooms #3 (15' x 14') features built-ins, large walk-in closets and ceiling fan. Bedroom #4 (15' x 14') with ceiling fan.



Other Features Include:

- Living Area—Approximately 2,844 square feet constructed in 1971 per the Henderson County Appraisal District
- Construction—Brick veneer exterior constructed on a slab foundation with a composition roof (new roof installed in 2024 per the Owner)
- Kitchen includes electric oven/range, dishwasher, microwave, disposal, pantry and refrigerator
- Den/Family Room (23' x 25')
- Private office (15' x 16') or additional bedroom
- Central air/heat (electric-zoned) - Installed in 2021
- Electric hot water heater
- Laminate flooring throughout the home
- Leaf guards on drains
- Utility room with washer/dryer connections
- Fenced-in backyard with wood fencing with storage building
- Lot Size—Approximately .315 acre (or 110' x 125') per the Henderson County Appraisal District
- Utilities Available—
Electric—Oncor
Water/Sewer/Trash—City of Athens
Gas—Atmos (in the area)
Phone/Cable/Internet—Optimum
- 2025 Taxes—Approximately \$5,888.59 per year per the Henderson County Appraisal District
- Athens Independent School District
- Located within walking distance of schools, churches and the Cain Center

902 Ward Lane is the definition of casual comfort and offers a delightful living opportunity for your family to enjoy!

ASKING PRICE—See website for pricing.

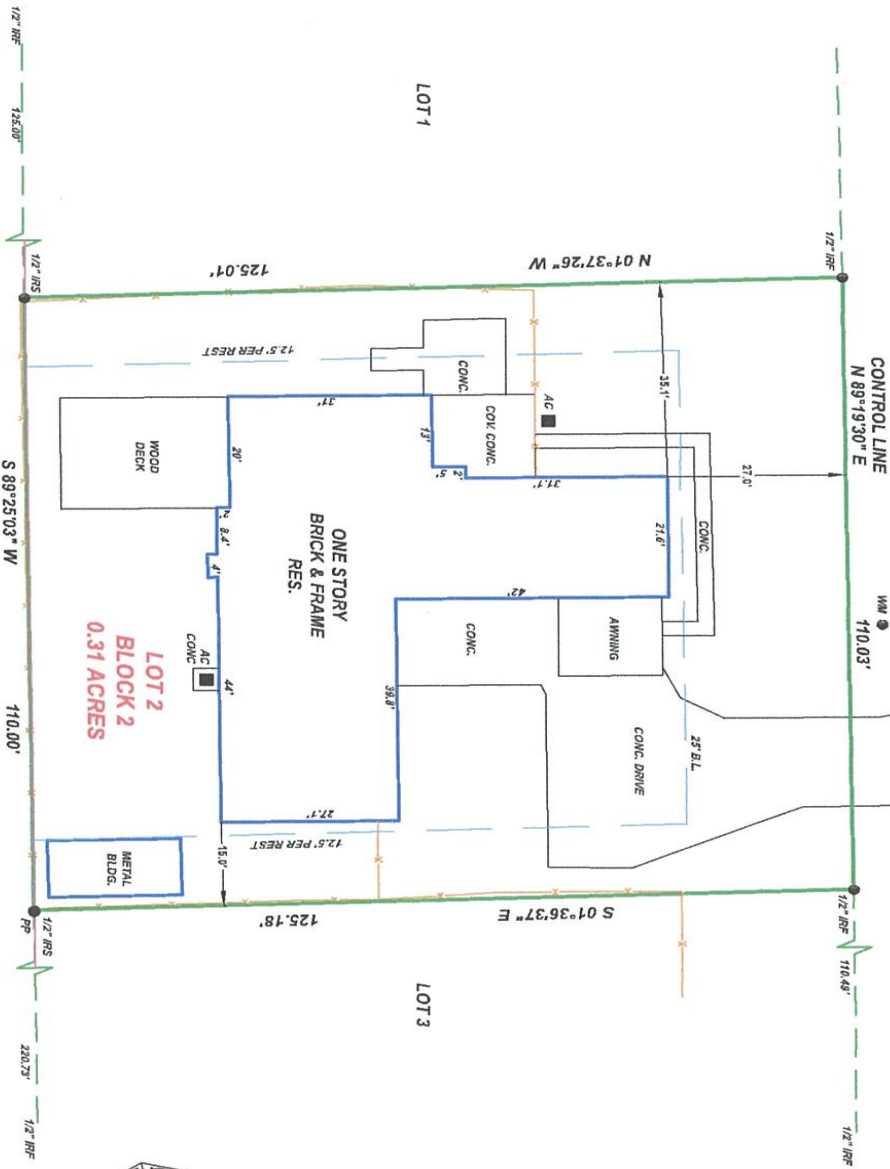


T. HELMS SURVEY A-335

LAND TITLE SURVEY

902 WARD LANE, ATHENS, TEXAS 75101
 BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. HELMS SURVEY, A-335, CITY OF ATHENS, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 2, BLOCK 2, OF EASTERN HILLS ADDITION UNIT 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 PAGE 6, CABINET 1A, SLIDE 248 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

WARD LANE



LEGEND

- CONC. = CONCRETE
- PP = POWER POLE
- WM = WATER METER
- RF = IRON ROD FOUND
- RS = IRON ROD SET
- APC = ANCHOR PLATE
- FC = FENCE CORNER FOUND
- BCS = BURIED CABLE SIGN
- PLM = PIPELINE MARKER
- 7B = TELEPHONE BOX
- L2 = LIGHT POLE
- GM = GAS METER
- ES = ELECTRICAL BOX
- SP = SERVICE POLE
- FI = FIRE HYDRANT
- BL = BUILDING
- UE = UTILITY EASEMENT
- DE = DRAINAGE

BASIS OF BEARINGS:
 TEXAS COORDINATE
 SYSTEM NORTH
 CENTRAL ZONE NAD 83

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREOF.
 THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.
 NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.
 NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, OR CHARACTER OF ANY UNDERGROUND UTILITY LINES OR STRUCTURES OR TO DETERMINE THE PRIVATE, MUNICIPAL, OR PUBLIC OWNED, NO SUBSEQUENT, OR SUBSEQUENT CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR LEVEL OF THIS PROPERTY.
 THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HADRON SURVEYING MARKS NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.
 RESTRICTIONS: VOL. 126, PG. 687; VOL. 488, PG. 777
 THIS PROPERTY IS SUBJECT TO THE RULES, REGULATIONS, AND ZONING ORDINANCES IMPOSED BY THE CITY OF ATHENS.

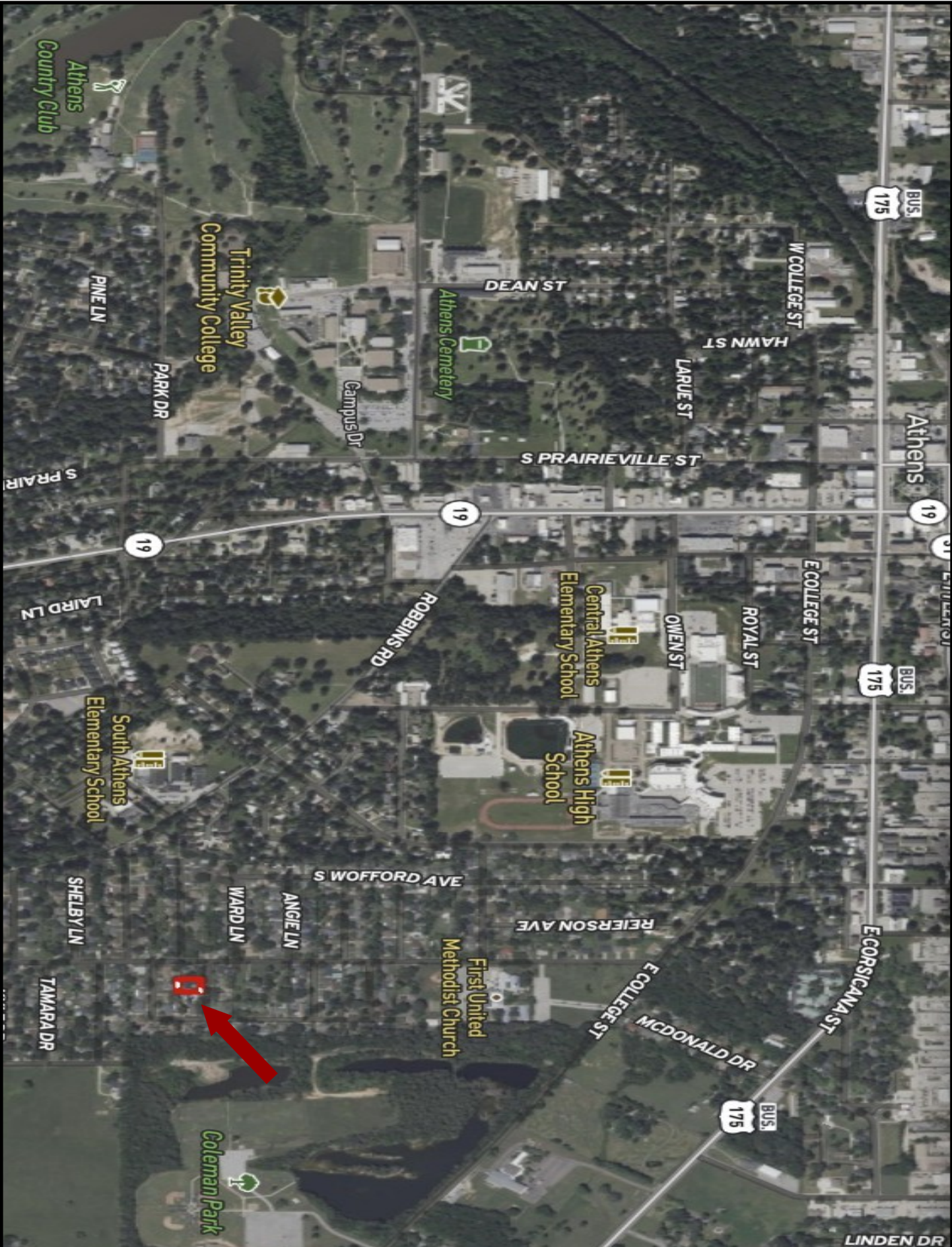
I, GARY L. HARDIN, R.P.L.S. # 4201, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF MY OWN SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE TIME AND UNDER THE SAME CONDITIONS AS STATED ON THE FACE AND VISIBLE ENCLOSURES, ENCLOSUREMENTS, CONFLICTS OR PROVISIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4201
 SIGNATURE VOID IF NOT SHOWN IN BLUE INK



201 E. MASON STREET
 MABANK, TEXAS 75147
 (903) 887-5674 FIRM# 10114700
 DATE PERFORMED: DECEMBER 1, 2023 WORK ORDER # 2509028
 SCALE: 1" = 20 FEET FIELD BY: TS DRAWN BY: LT
 SURVEY PERFORMED FOR: WAITMAN

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Athens Country Club

Trinity Valley Community College

Athens Cemetery

Central Athens Elementary School

Athens High School

First United Methodist Church

Coleman Park

Athens

BUS 175

BUS 175

BUS 175

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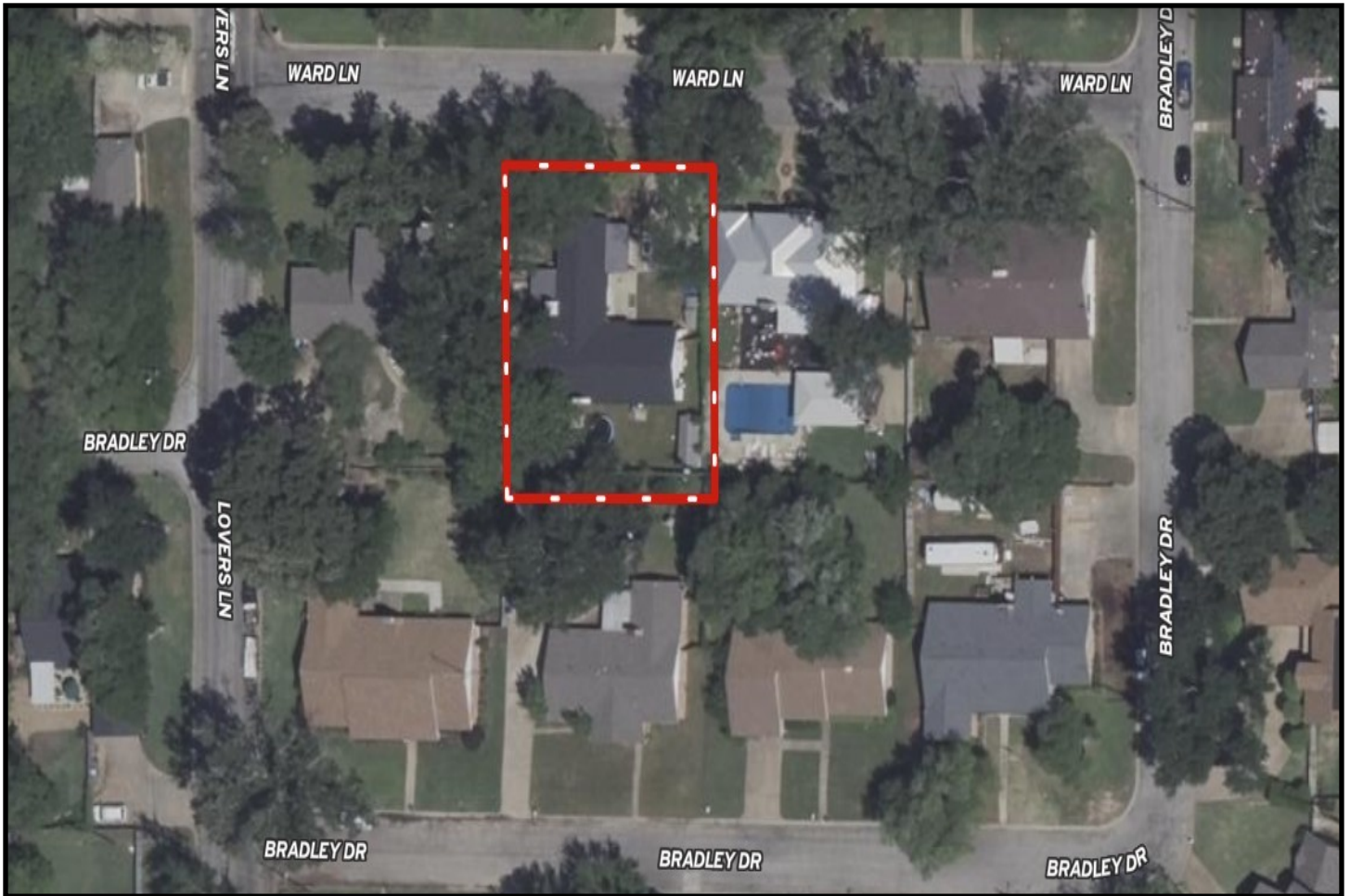
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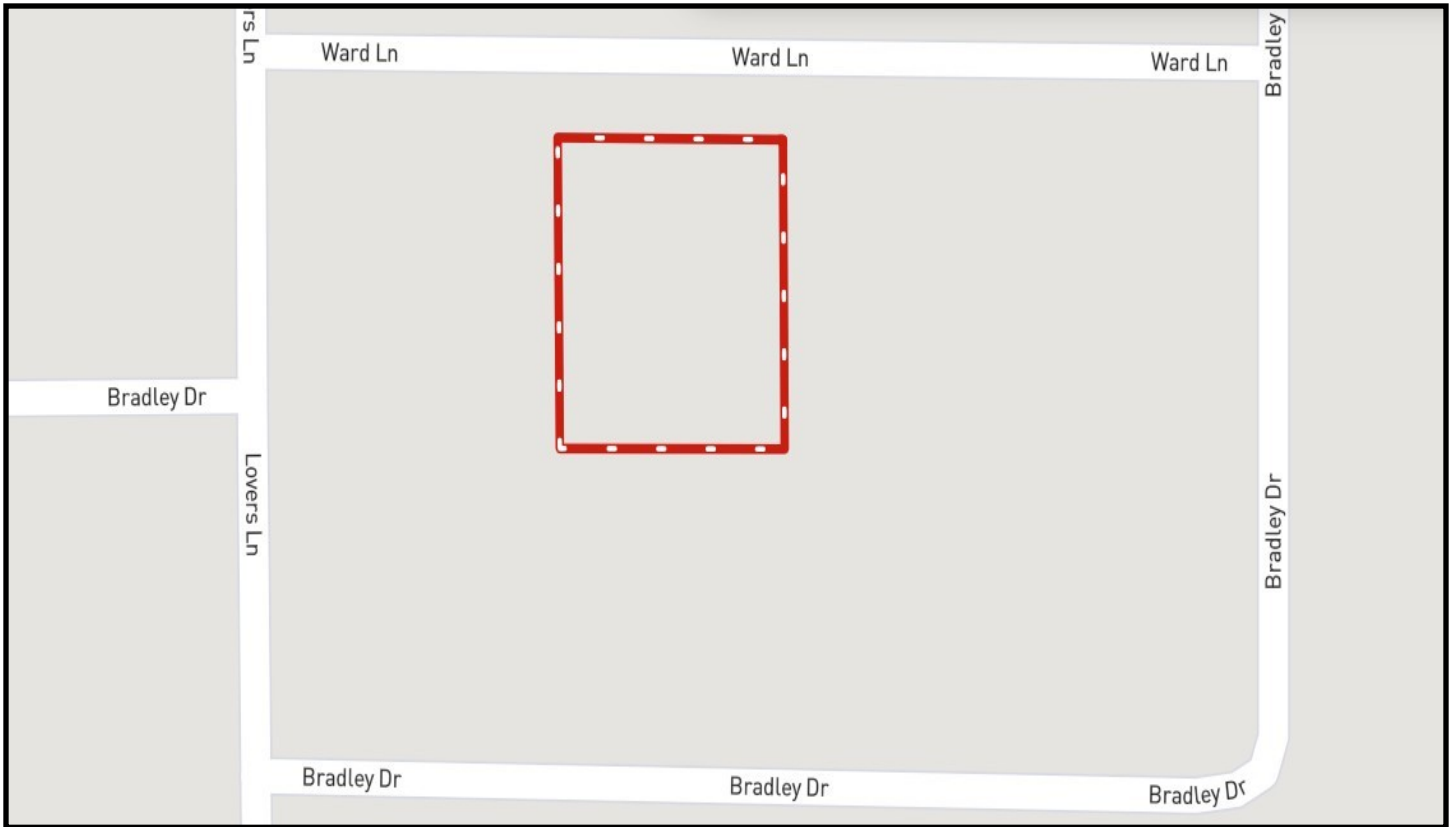
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LINDEN DR







Directions: From the Athens town square, go east on Corsicana Street. Turn right on Wofford Street, then left on East College Street to Lovers Lane. Turn right on Lovers Lane and proceed to Ward Lane. Turn left on Ward Lane and the property is on the right.

GPS Coordinates: Latitude 32.19361 Longitude -95.84047

