

A SPECIAL LAKE ATHENS RETREAT

3702 CR 4806

ATHENS, TEXAS 75752



3702 CR 4806, ATHENS, TEXAS—

Sitting on a picturesque .887 acre lot with an elevated view of Lake Athens with approximately 262' of prime lake frontage, this property calls those who desire a lake property to relax, enjoy and celebrate life. Great for entertaining, this five bedroom, three bath, two-story main home has plenty of room to enjoy the pristine waters of Lake Athens.



Features of the home include a game room, and a living and dining area combination with a wood-burning fireplace that offers breathtaking views of Lake Athens.

A private covered deck runs the length of the home offering an awe-inspiring view of Lake Athens.

Casual time can also be spent at the additional building which includes a television area, a workshop and a bunkroom with full

bath. In addition, there is a covered patio with firepit with great views of the landscaped grounds, main home and lake.

The property features a two-stall boathouse with electric boat lift as well as a steel retaining wall. The inviting sandy bottom of the lake makes for an ideal swimming area.

Come experience the beauty and tranquility of Lake Athens and create memories that will last a lifetime!

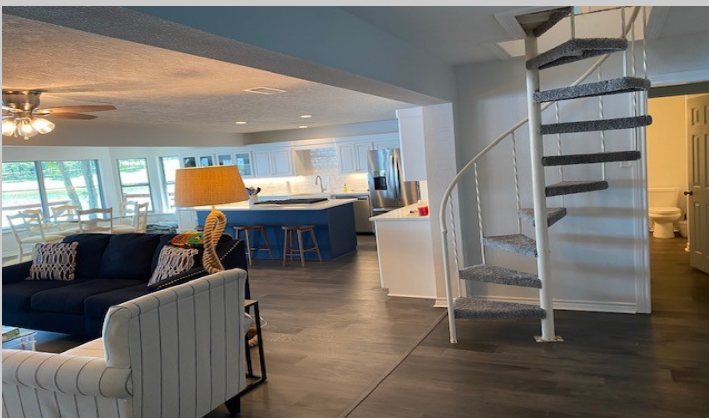


FEATURES OF THE PROPERTY INCLUDE:

- Main Home—Five bedroom, three full bath home with metal roof and combination slab and pier and beam foundation constructed in 1975 (per the Henderson County Appraisal District) and updated in 2020
- Spacious living and dining area (25' x 30') with wood-burning fireplace and view of the lake
- Kitchen (25' x 15') with center isle, propane range top, electric oven, microwave and refrigerator
- Primary Suite (12' x 18') is separate from the other bedrooms and has a view of the lake
- Other Bedrooms—Two guest bedrooms downstairs and two bedrooms upstairs with Jack and Jill bath
- Attached partial open deck and walk about adjoining the home and overlooking Lake Athens
- Detached multi-purpose building with bunkroom, television area and full bath with heat/air. There is also a workshop area and a covered pavilion with open sides and a large firepit.
- Two car carport
- Stone patio leads to entry of the home
- Two-stall boathouse with two electric boat lifts and deck
- Lake Frontage—Approximately 262' of lake frontage with steel retaining wall
- The property consists of approximately .887 acre and is beautifully landscaped with oaks, magnolias and other native foliage which create a private environment for the property.
- Lake pump with sprinkler system
- Utilities Available—
 - Electric—Oncor (888-313-6862)
 - Water—Virginia Hill Water Supply Inc. (903-675-7487)
 - Sewer—Septic system
 - Internet—Starlink (888-467-8275)
 - Satellite—Direct TV (855-937-1523)
- Taxes—Approximately \$14,510 per year without exemptions (per the Henderson County Appraisal District)
- Athens Independent School District
- Athens Municipal Water Authority—Access to Lake Athens is subject to the rules and regulations of the Athens Municipal Water Authority. For more information, please visit the AMWA website at www.athenstxwater.org. AMWA Fees for Property—Approximately \$716.11 per year.

ASKING PRICE: See website for pricing.

***** 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.***











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ET OF FIELD NOTES WITH AN EVIDENT DATE COMPANIES THIS PLAT.

ASINGS WERE DERIVED FROM G.S. OBSERVATIONS ID ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE, TORREY'S TITLE OF No. 18-709-00

1.	A.M. WALDRUP, A.857
2.	PTON: ALL OF A CALLED 0.88 ACRES TRACT, DESCRIBED IN VOLUME 1475, PAGE 616 (P.R.H.C.T.), BEING ALL OF LOTS 4, 5, 6, & 7 OF THE WES GIBBS SUBDIVISION, AS SHOWN ON A PLAT RECORDED IN CABINET A, SLIDE 174 (P.R.H.C.T.) (3702 COUNTY ROAD 4808)
3.	HENDERSON COUNTY, TEXAS
4.	YROR: TRACT AND JEFFREY MATTHEWS
5.	30' FIELD BOOKS 15
6.	2018 DRAWN BY: D.L.C.
7.	4276 SHEET NUMBER: 1 OF 1

ANDRESS

SURVEYING, LLC

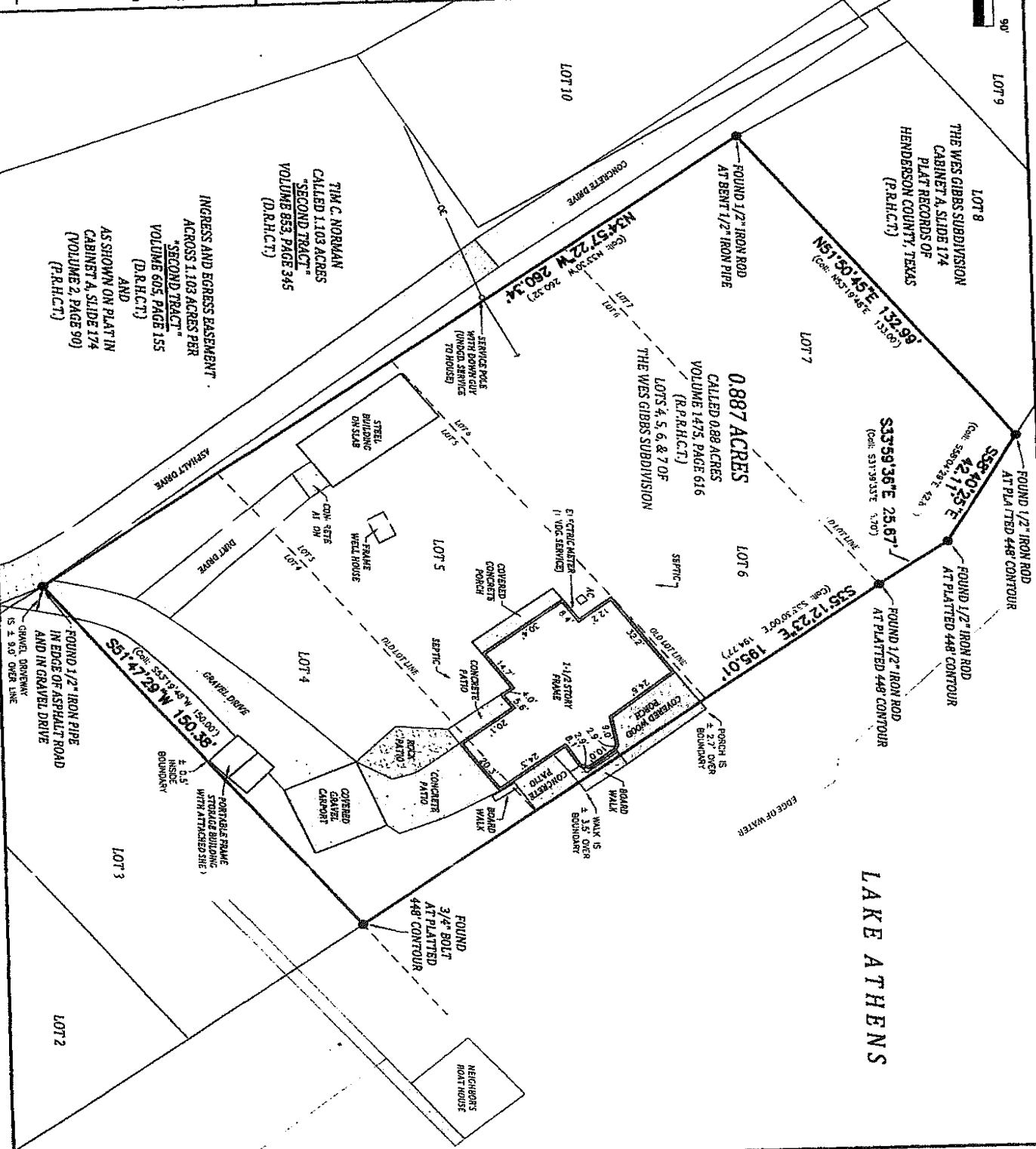
06 Richardson Street, ~ Athens, Texas 75751
Phone: (903) 904-5043 | Fax: (903) 904-5044
drees@andress.com TBRIS Firm No. 10194120

C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4454, DECLARE THAT THE PLAT SHOWN HEREIN REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON BEING 28, 2018 AND THIS SURVEY COMPLETES WITH THE BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS DATE SEPTEMBER, 1992.

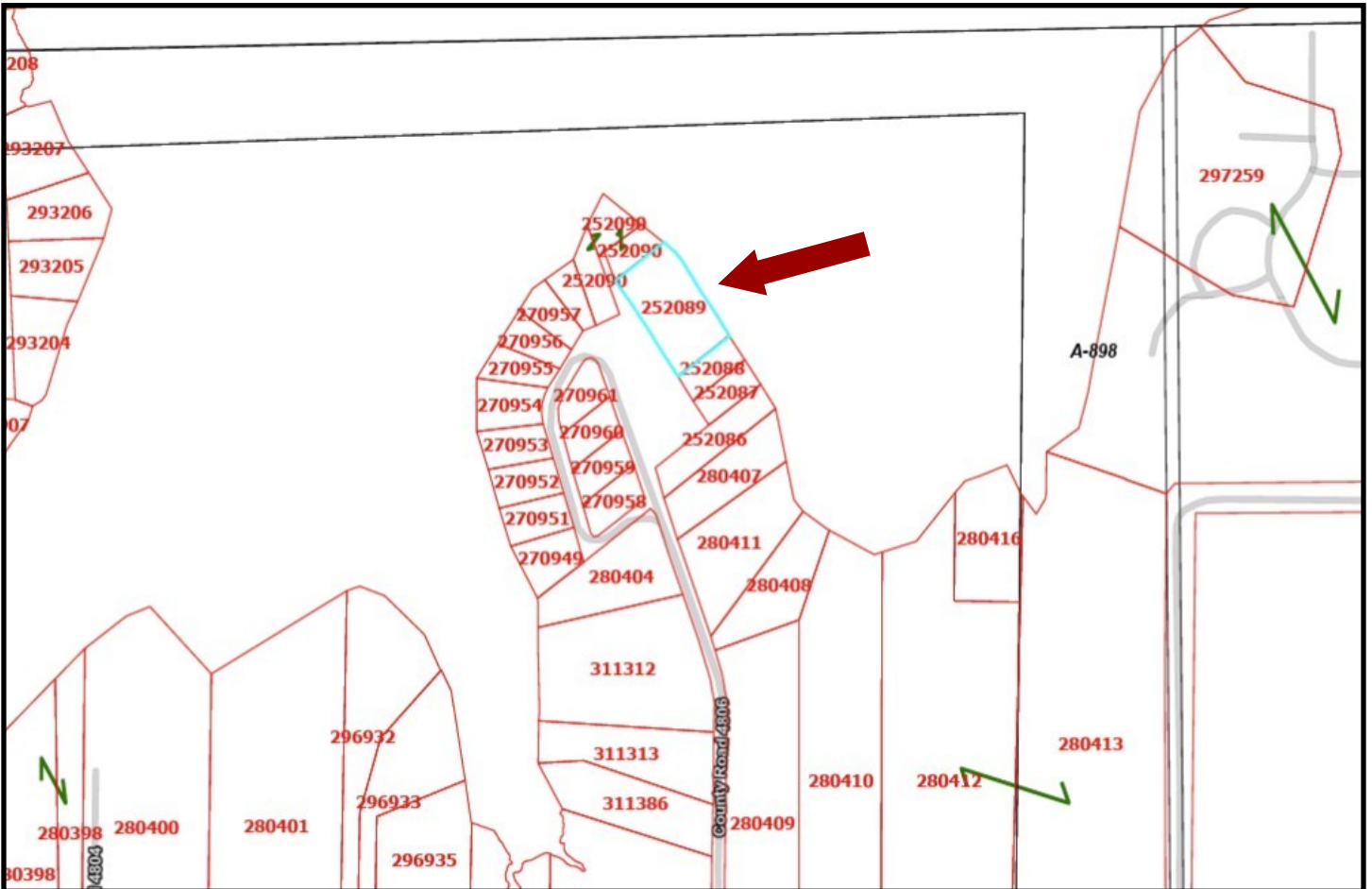
THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER SURVEYORS SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY RESULTING THEREFROM.

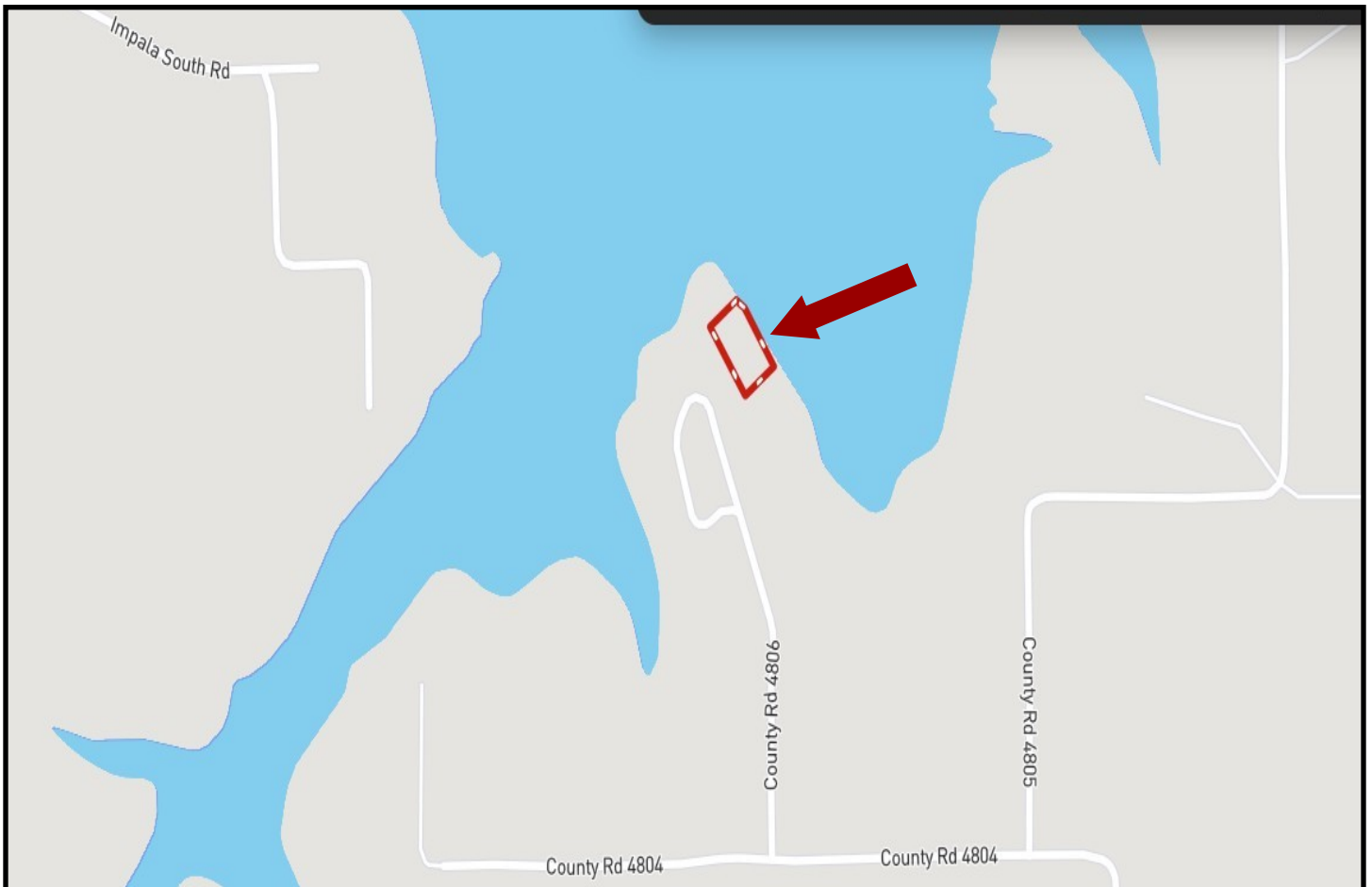
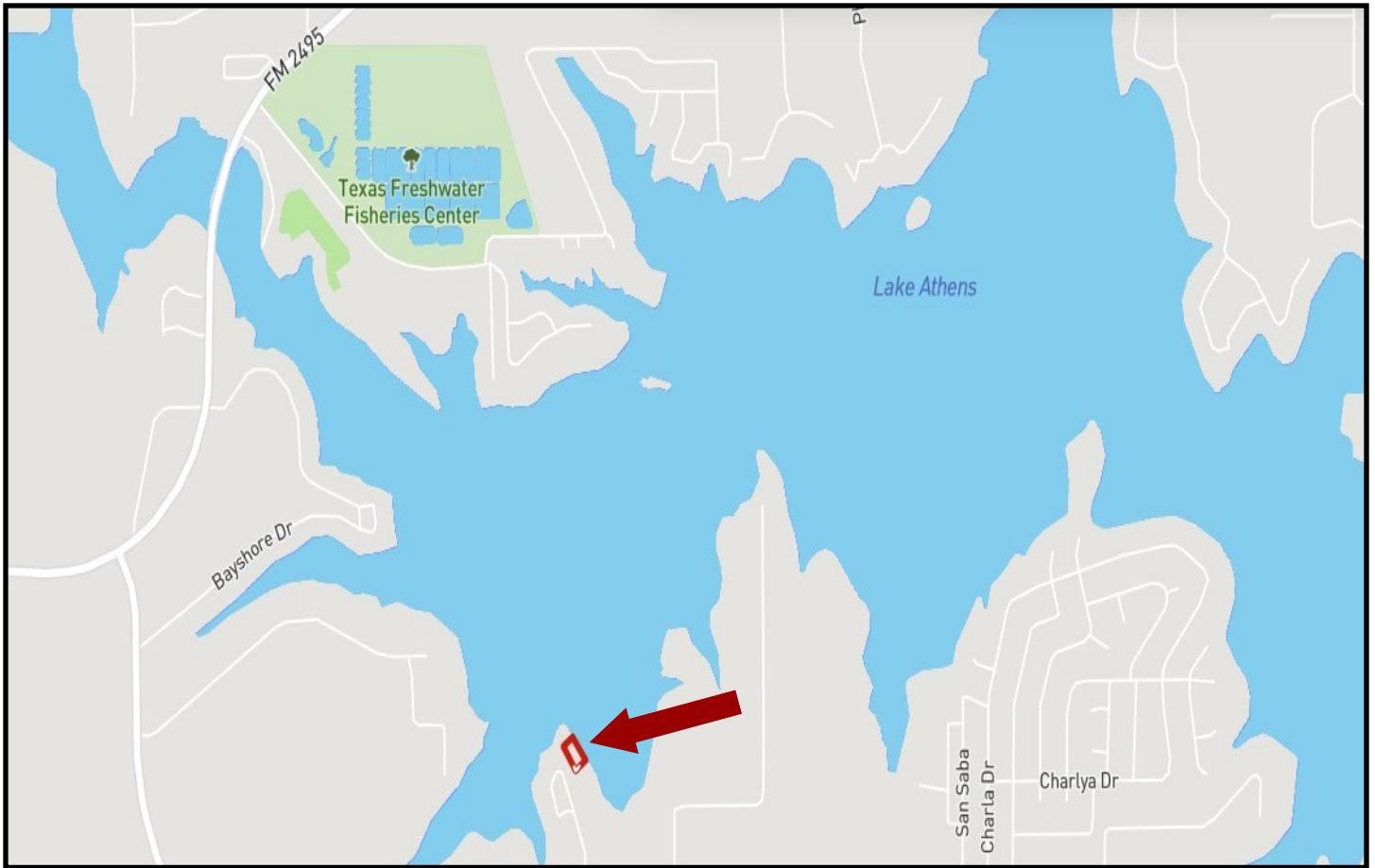
[Signature]

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Directions: From the Athens town square, go east on Tyler Street. Turn right on FM 2495, and go to FM 2892. Turn right on FM 2892, then left on CR 4804, and proceed to CR 4806. Turn right on CR 4806, and the property is at the end of the right. Look for sign.

GPS Coordinates: Latitude 32.20346 Longitude -95.75746

