

LAKE ATHENS

2001 ROSE POINTE
ATHENS, TEXAS 75752



Lake Athens living reaches a new level at 2001 Rose Pointe, a beautifully renovated waterfront estate tucked inside an exclusive gated community on more than 2.7 private acres. Blending upscale comfort with the relaxed charm of the East Texas countryside, this exceptional property offers resort-style amenities, panoramic lake views, and thoughtfully designed spaces for both entertaining and everyday living.



Renovated in 2022, the home features an open-concept kitchen, dining, and living area centered around a warm-gas log fire-place. Multiple secondary living spaces and a spacious dedicated office provide flexibility for gathers, work, or recreation. The luxurious primary suite overlooks the lake and opens onto a newly added covered balcony, creating the perfect retreat for sunrise coffee or evening sunsets over the water.



Outdoor living is equally impressive. A screened porch with its own fireplace flows seamlessly into an entertainer's backyard featuring a heated gunite saltwater pool and spa surrounded by travertine coping, cool decking, and natural flagstone accents. A cedar pergola with a built-in grill, custom cabinetry, and nearby firepit creates an ideal setting for hosting family and friends year round.

For boating and outdoor enthusiasts, the property includes a private boathouse with two slips offering direct access to the open waters of Lake Athens. A stone walkway leads from the home to the waterfront, while additional upgrades such as an engineered drainage system, lake-pump irrigation, irrigated flower gardens with stone retaining walls, and a whole-home generator add convenience and peace of mind.



A standout feature is the finished 35' x 35' climate controlled workshop with loft space, perfect for hobbies, storage, recreational vehicles, or additional parking.

This extraordinary lakefront retreat offers the rare combine of privacy, luxury, recreation, and convenience.



The main living area (13.10' x 23.10') offers a comfortable feel, a gas fireplace, built-in bookshelves and is adjacent to the updated kitchen (17.5' x 24.7') with open concept and set-up bar as well as the dining area (17.5' x 10.8').



The primary bedroom (15.7' x 19.7') offers a sitting area, a gas log fireplace and a newly added private balcony for enjoying sunrises and sunsets, the pool, the grounds and the lake.



The primary bath (11.2' x 13.10') features dual sinks, a separate shower, jetted tub and a large walk-in closet.



The upstairs den (21.8' x 17.11') is a comfortable place to lounge, watch television or enjoy games with the family. In addition to the primary bedroom, the upstairs offers three guest bedrooms which overlook the landscaped grounds as well as the lake.



Enjoy overlooking the pool and grounds from the enclosed sun patio (16.10' x 12.10') located adjacent to the main living area with access to the outdoor patio with fireplace.



The newly constructed heated saltwater pool with spa can be enjoyed by sitting on the Travertine coping, cool deck and flagstone decking or under the custom designed cedar pergola with outdoor grill and a state-of-the-art sound system with Sonos speakers.



OTHER FEATURES AND IMPROVEMENTS INCLUDE:

- Age—The home was originally constructed in 1997, but was masterfully updated in 2022 with exterior updates and improvements.
- Construction—Two-story home with brick veneer exterior constructed on a slab foundation with a composition roof and covered patio and deck
- Square Footage—Approximately 4,292 square feet of living area (per the Henderson County Appraisal District)
- Kitchen with dishwasher, disposal, electric oven/range, microwave, refrigerator and 220v power.
- Private office (11.8' x 14.9') located downstairs
- Guest Bedroom #1 (11.4' x 13.6')
- Guest Bedroom #2 (11.8' x 14.9')
- Guest Bedroom #3 (18.2' x 17.7')
- Central air/heat (electric/zoned, two units)
- Flooring—Engineered wood flooring, luxury vinyl plank and ceramic tile
- Tankless hot water heater (propane)
- Generator
- Security lighting
- Automatic sprinkler system
- Irrigation system for the planted garden and area around the home
- Outdoor firepit overlooking the lake
- Special engineered drainage system in the backyard
- Concrete driveway
- Multiple car garage (21.1' x 22.5') with rear entry and automatic door openers
- Fenced yard with wrought-iron and wood fencing
- Site Size—Approximately 2.70 acres located on a cul-de-sac in gated community
- Lake Frontage—Approximately 181.60' of water frontage with steel retaining wall
- Utilities Available—
Electric—Trinity Valley Electric Co-op (972-932-2214)
Water—Bethel Ash Water Supply (903-675-8466)
Sewer—Aerobic septic system
Gas—Propane
Internet—Starlink *888-467-8275)
- Taxes—Approximately \$9,859.53 per year with exemptions and approximately \$14,792.16 per year without exemptions (per the Henderson County Appraisal District)
- Property Owner's Association—The POA dues are approximately \$700.00 per year.
- 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—\$633.34 per year.
- Nearby Points of Interest—
Texas Fresh Water Fisheries Center
Boathouse Bar & Grill at the Lake Athens Marina
East Texas Arboretum
Athens Country Club
Henderson County Fair Grounds
Athens Municipal Airport
UT Health-Athens

Combine casual elegance, upscale finishing, the beauty of Lake Athens and the remarkable ambiance of East Texas, 2001 Rose Pointe is life with a comfortable resort feel.

Come and experience the magic of this magnificent home.

ASKING PRICE—See website for pricing.

2D FLOOR PLAN WITH SQUARE FOOTAGES



TOTAL: 3585 sq. ft
FLOOR 1: 1436 sq. ft, FLOOR 2: 2149 sq. ft, FLOOR 3: 0 sq. ft, FLOOR 4: 0 sq. ft
EXCLUDED AREAS: PORCH: 46 sq. ft, SCREENED PORCH: 201 sq. ft, PATIO: 728 sq. ft,
COVERED PATIO: 764 sq. ft, GARAGE: 1557 sq. ft, FIREPLACE: 30 sq. ft,
BALCONY: 231 sq. ft, OPEN TO BELOW: 98 sq. ft, LOW CEILING: 123 sq. ft,
ATTIC: 500 sq. ft, WALLS: 398 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

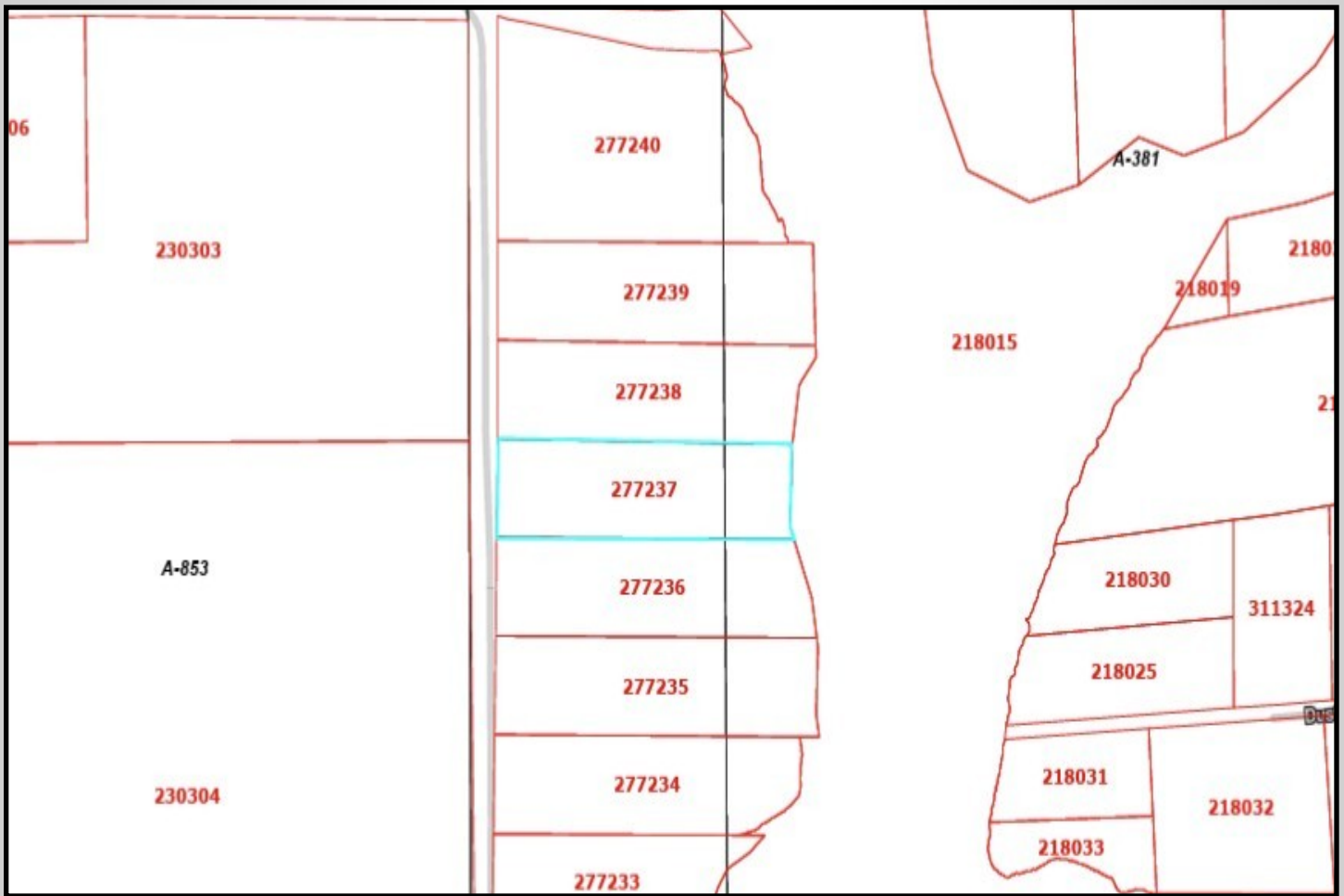


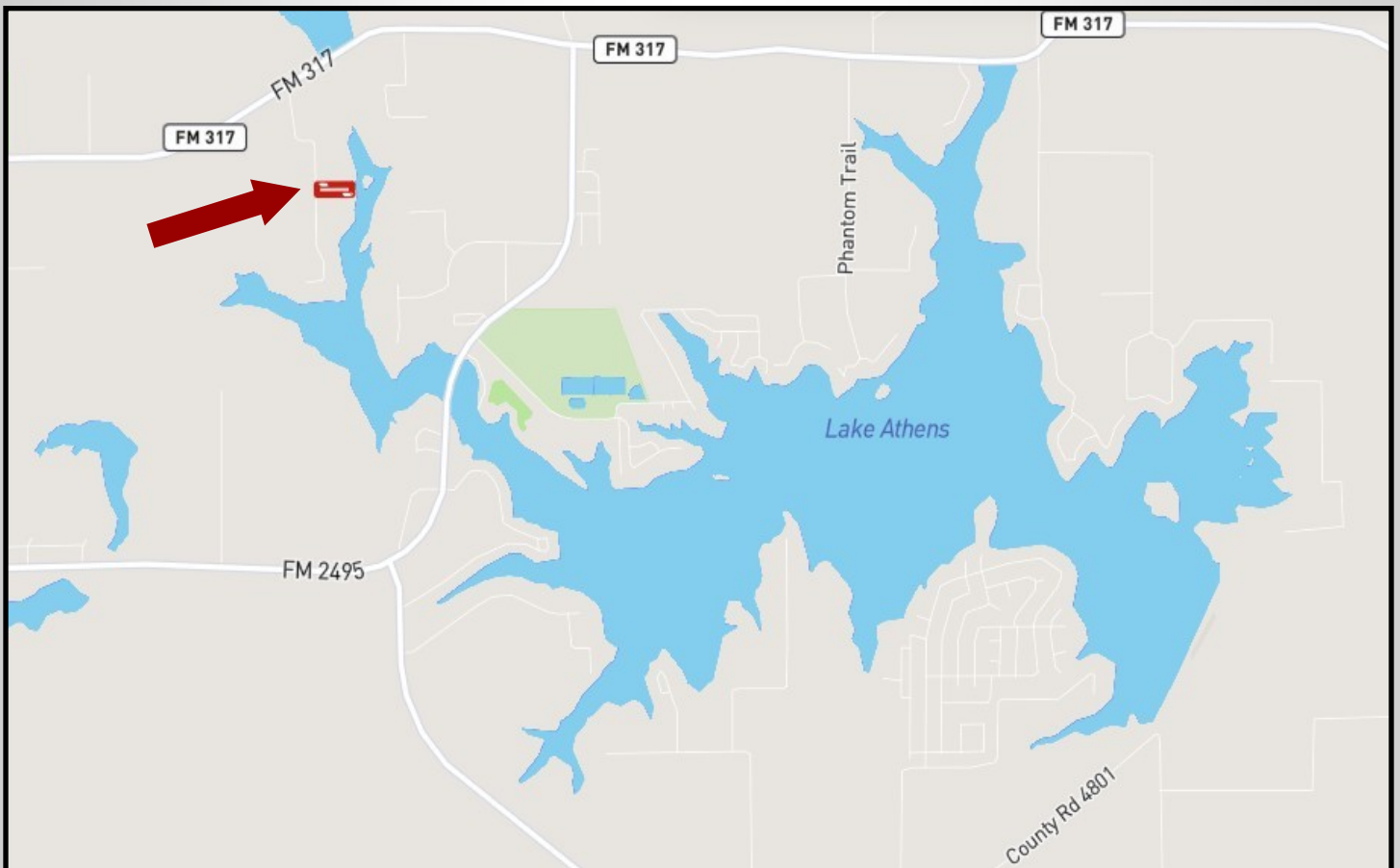
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3D FLOOR PLAN









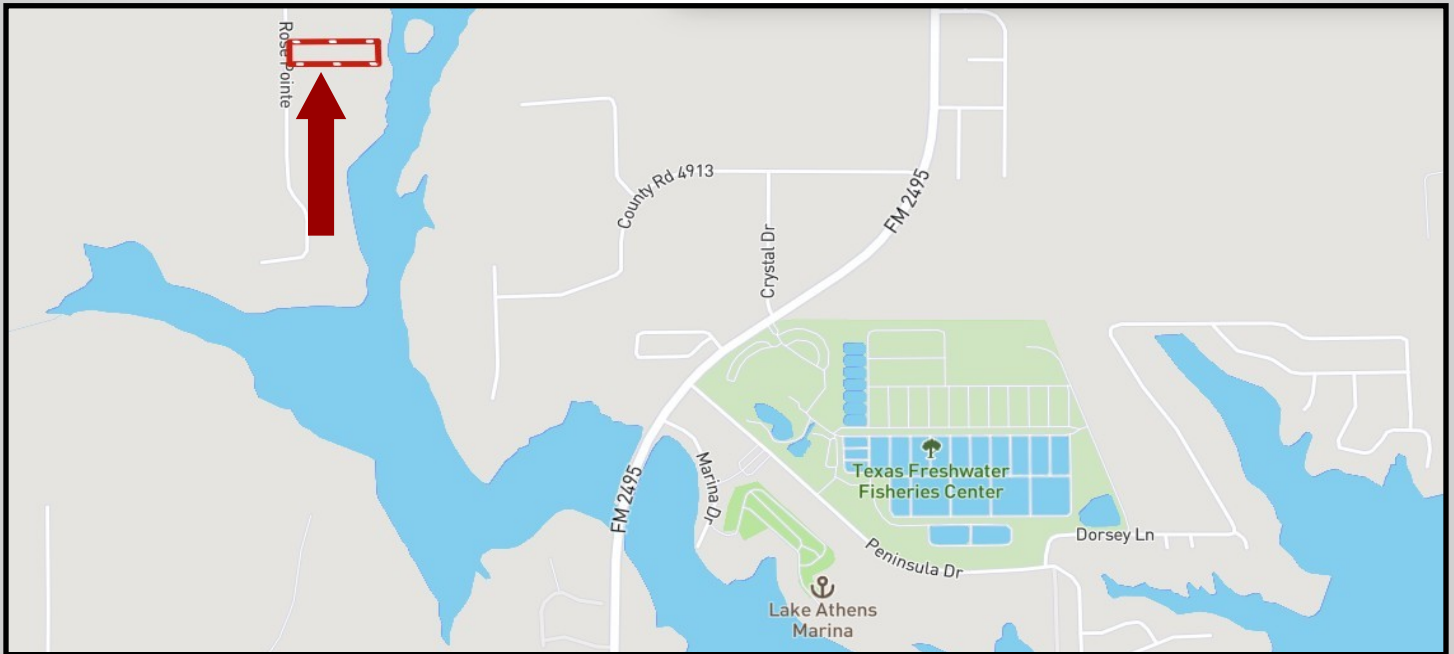
Directions:

From the Athens town square, take State Hwy 31 to FM 317. Take a right (south) on FM 317, and travel 1.6 miles. Turn right onto Rose Pointe, and the Rose Pointe entrance will be .5 mile.

GPS Coordinates:

Latitude 32.227238

Longitude -95.778660



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