

**Lot 339 - 5227 Grand View Dr.
Waters Edge Ranch
ATHENS, TEXAS**



OFFERED EXCLUSIVELY BY:

STEVE GRANT REAL ESTATE LLC
TRISH MCGUFFEY, LISTING AGENT

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STEVE GRANT
REAL ESTATE

Features:

- 1.634 acres per HCAD
- Waterfront lot with 120' of water frontage per HCAD
- Excellent building site
- Community water, underground electrical
- 328 acre stocked trophy lake
- Community boat launch
- Scenic views
- Swimming pool and pavilion
- RV Park

- Restricted subdivision - gated community (restrictions on file at listing office). Visit www.watersedgeranchpoa.com for more information.
- Community POA is managed by Goodwin & Company. Resale package is \$280, transfer fee is \$200 (to be paid by Buyer). Call 855-289-6007 for more information.
- Property Owners Association Annual Dues are \$1,000.
- Annual taxes on acreage are \$1,411.03 per HCAD, with no exemptions

See Website For Pricing







