



# "LAKE ATHENS LIVING AT ITS BEST"

5375 IMPALA SOUTH ROAD  
ATHENS, TEXAS 75752



Discover waterfront living on the pristine shores of Lake Athens! Updated and meticulously maintained, this three bedrooms, three bath traditional home offers spacious living areas, views of the lake and landscaped grounds which are dotted with magnificent hardwoods.

Enjoy the intimate feel of gathering by the fireplace or casual afternoons at the expanded deck at the boathouse. This distinct and highly desired lifestyle is found in the renown Impala South Addition!

Offered Exclusively By:

**STEVE GRANT REAL ESTATE LLC**

Steve Grant, Listing Broker

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Traditional style home with three bedroom, three bath with a main living area (16' x 18') that contains a wood-burning fireplace with heatilator blower, built-in adjustable shelving, ceiling fan, recessed lighting, new hardwood flooring and views of the lake.



Update kitchen (18' x 13") with granite countertops and set-up bar with trash compactor, range top/oven (electric), vent-a-hood, microwave, dishwasher, pantry, tile flooring and recessed lighting.

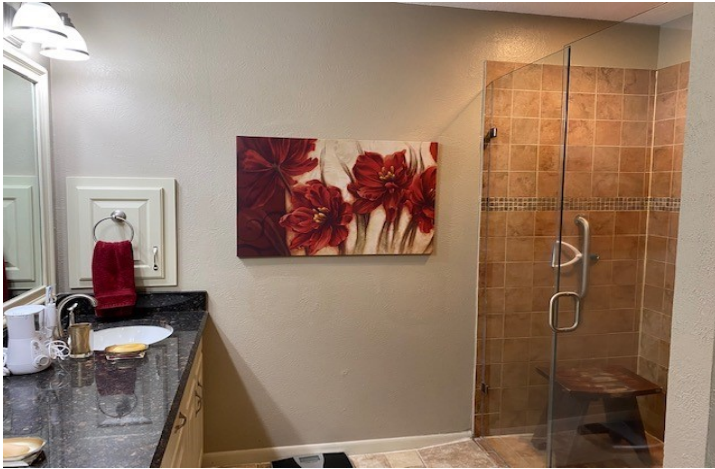


Dining area located just off the kitchen with built-in cabinets and hardwood flooring.





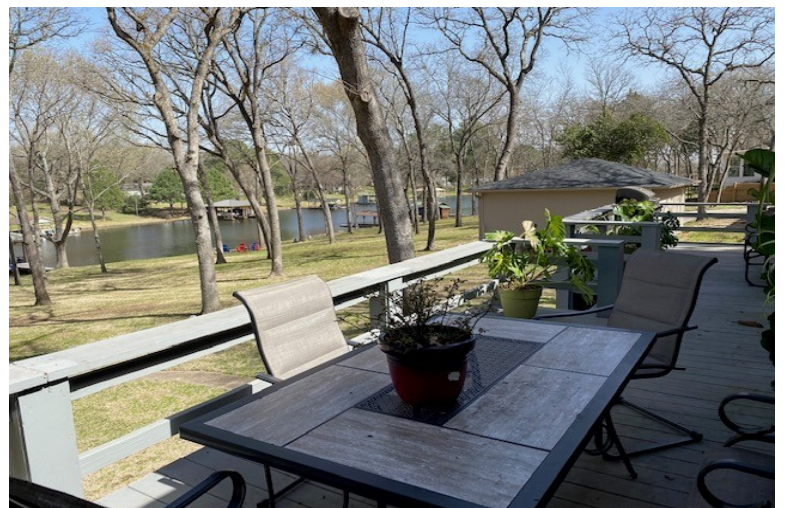
Master Bedroom (13' x 15') with ceiling fan, hardwood flooring, walk-in closet and bath with tile shower, ceramic tile flooring and double sinks.



Guest Bedrooms (13' x 14" each) with ceiling fans and Guest Bath with tub and ceramic tile flooring.



Sunroom (30' x 10') with ceramic tile flooring, ceiling fans and all glass peering out over open air deck towards Lake Athens.







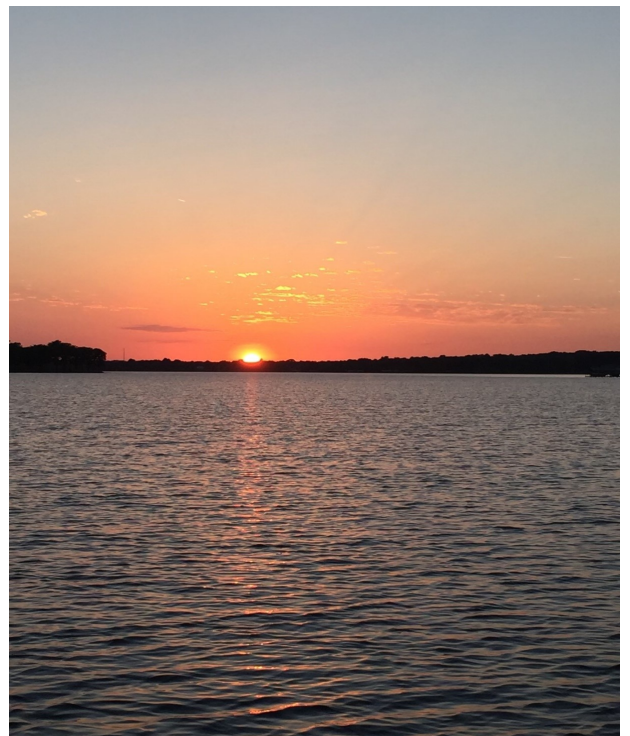


## ADDITIONAL FEATURES INCLUDE:

- Living Area—Approximately 2,320 square feet per the Henderson County Appraisal District
- Year Built—1985 per the Henderson County Appraisal District
- Construction—Brick veneer constructed on a slab foundation with composition roof (new roof in 2022) with easy to maintain vinyl soffits
- Fresh interior and exterior paint
- New hardwood floors throughout much of the home
- Cedar closet
- Wet bar
- Central air/heat (electric)
- Electric water heater
- Two car garage (24' x 24') with automatic door opener and side-entry
- Lot Size—Approximately .73 acre with approximately 144' of water frontage per the survey
- Boathouse—Newly constructed with a boat lift, storage room, ladder to lake, and a large open air deck
- Lake pump with sprinkler system
- Landscaped grounds and open air brick patio overlooking lake
- Concrete retaining wall
- Circular drive
- Storage Building (10' x 15')
- Utilities Available—
  - Electric—Trinity Valley Electric Co-op (972-932-2214)
  - Water—Private well
  - Sewer—Two septic systems
  - Cable—Dish Network (800-333-3474)
  - Internet—Optimum (877-694-9474)
  - Trash—Republic (800-678-7274)
- Taxes—Approximately \$6,940.87 per year with exemptions or \$9,666.72 per year without exemptions per the Henderson County Appraisal District

An impressive residence that is the epitome of lake living awaits!

**See website for pricing.**



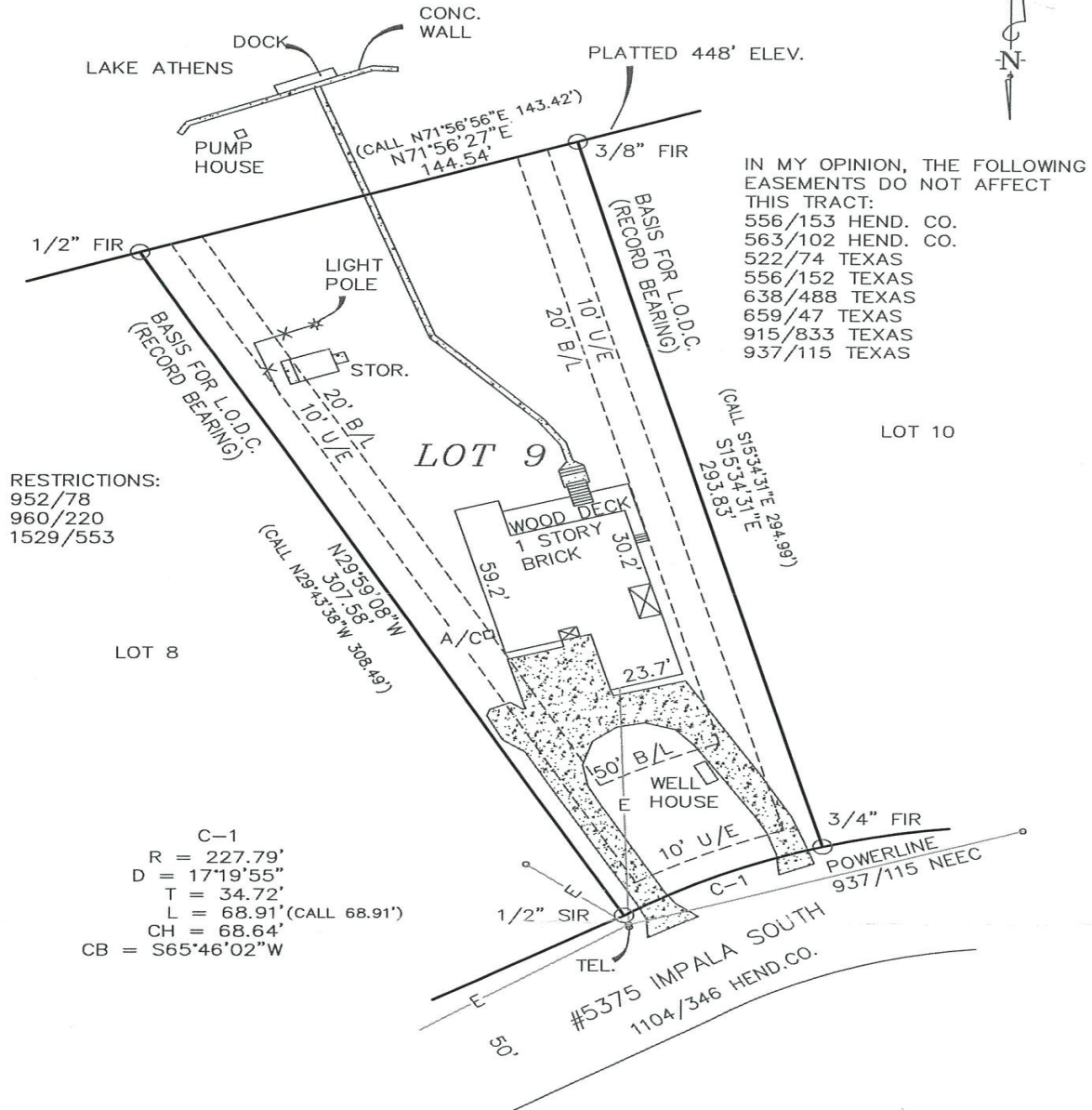






# IMPALA SOUTH

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W.T. JENKINS SURVEY, ABSTRACT 1174, HENDERSON COUNTY, TEXAS, AND BEING LOT 9 OF IMPALA SOUTH SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET D, SLIDE 20 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.



RESTRICTIONS:  
952/78  
960/220  
1529/553

C-1  
R = 227.79'  
D = 17°19'55"  
T = 34.72'  
L = 68.91' (CALL 68.91')  
CH = 68.64'  
CB = S65°46'02\"W

SCALE: 1" = 50'  
COUNTY: HENDERSON  
ACREAGE: 0.73 AC.

SURVEY: W.T. JENKINS A-1174  
DESCRIPTION: CAB. D, SLIDE 20  
SURVEYED FOR: MIKE HEMBREE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.  
This the 2 Day of SEPTEMBER, 2015.

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373



## HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900

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ATHENS, TX 75751  
(903) 675-2858

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