

**3539 ELIZABETH St
ATHENS, TEXAS 75752**



PROPERTY INFORMATION BROCHURE ON: 3539 Elizabeth St, Athens, TX 75752

Location: Lot 221R (RE: LTS 221-222) in Oakwood Addition known as 3539 Elizabeth St, Athens, TX 75751

- A. Directions: From Athens, take FM 2495 east, right on FM 2892, left on FM 4803, left at Oakwood gate, straight on Charlya Dr, right on Charlya Dr, left on Elizabeth St, property on right.

II. See website for pricing.

III. Financing Information:

- A. Existing—Treat as clear
B. Terms—
1. Cash
2. Conventional
3. FHA
4. VA

IV. Property Description:

- A. Improvements —
1. New construction home located in the gated and restricted lake community of Oakwood with access to Lake Athens. This 4 bed 2 bath open concept house features a split bedroom floor plan, walk in closet that connects to laundry room, granite counter tops, fireplace, pantry, separate dining area, sprinkler system and more. Community features include access to community pool, club house, tennis/pickleball courts, community boat launch, RV connections for community members, and more. Come see this stunning property today!
- B. Terrain-
1. Soil—Sandy loam
- C. Water Source
1. Oakwood Water Company
- D. Other Information –
1. Electric—Trinity Valley Electric Co-Op
2. Sewer—Septic system

*****Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies***

6. Easements—Subject to all visible and apparent easements and any easements of record.
7. Restrictions—Subject to any restrictions of record



- V. Taxing Authority and Taxes:
- A. Henderson County
 - B. Athens Independent School District (Central Elementary)
 - C. Property is located in a mandatory HOA (Oakwood.) Yearly dues are \$770 per owner.
 - C. Total Estimated Taxes – Approximately \$137 per the Henderson County Appraisal District (without value of improvements on site/ Just raw land).
- VI. Minerals:
- A. Oil, Gas, and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
 - B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, Sulphur or any mineral which if mined is done by surface mining operations.

***** NOTE: This material is based upon information which we 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.***









HOME FEATURES INCLUDE:

- Approximately 1,787 square feet per owner
- 4 bed, 2 bath
- Split bedroom floorplan
- Open living spaces
- Slab foundation
- Fenced backyard
- 2 car garage
- Central electric air and heat
- Walk-in closet in master bedroom with door to laundry room
- Electric water heater
- Oakwood water
- Septic system
- Athens School District (Central Elementary)
- Washer and dryer connections
- Built in 2022
- Approximate .41 acre lot
- POA yearly dues \$770 per owner
- Has access to community pool, club house, pier and ramp to Lake Athens, community playground, and more through Oakwood POA.



