

# Lot 340 Grand View Drive

## Waters Edge Ranch

ATHENS, TEXAS





## Features:

- 1.381 acres - per HCAD
- Waterfront lot
- Excellent Building Site
- Community Water, Underground Electrical
- Restricted Subdivision - Gated Community (Restrictions on file at listing office)
- 328 acre Stocked Trophy Lake
- Community Boat Launch
- Scenic Views
- Swimming Pool & Pavilion
- RV Park
- Property Owners Association - Annual Dues \$1000
- Annual Taxes on acreage - \$2.38 - per HCAD (with exemptions)

*See website for price*



PRIME waterfront lot in the restricted and gated Waters Edge Ranch community in Athens. This approx. 1.381 acre wooded property sits on the private approx. 328 acre lake while being a short drive to the community pool, boat launch, and RV park for property owners. Water and electricity are available at the road while a septic tank would be needed. With great views and location, this property has a lot to offer. Come out with your plans to build your dream home or the perfect vacation getaway.







