

Lot 340 Grand View Drive

Waters Edge Ranch

ATHENS, TEXAS



Approximate Boundary Line



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.



