

LAKEFRONT RETREAT ON CEDAR CREEK LAKE

7179 AND 7171 LANCE LANE
EUSTACE, TEXAS 75124



Introducing this charming 1,341 square-foot lakefront retreat on the serene shores of Cedar Creek Lake. Nestled in a peaceful and picturesque setting, this property is a true gem for those seeking the perfect blend of relaxation and recreation.



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located 7179 Lance Lane in Eustace, Texas.
 - A. **Directions:** From Eustace, travel south on FM 316 approximately 1.5 miles. Turn left on FM 2813, travel approximately 2.5 miles, then turn left on FM 2812. Take the next right on Dusti Road, travel a half a mile, then turn right on Lance Lane. The property is on the left.
 - B. **GPS Coordinates:**
 - 1. Latitude 32.249684999999999
 - 2. Longitude -96.030990000000003
- II. **ASKING PRICE:** The property is being offered for sale three ways.
 - A. 7179 and 7171 Lance Lane (Home & Two Lots) — See website for pricing.
 - B. 7179 Lance Lane (Home & Lot 5) — See website for pricing.
 - C. 7171 Lance Lane (Lot 4 Only) — See website for pricing.
- III. **FINANCING INFORMATION:**
 - A. Existing—Clear
 - B. Terms—
 - 1. Cash
 - 2. Conventional Financing
- IV. **PROPERTY DESCRIPTION:**
 - A. 7179 Lance Lane (Home & Lot 5) —
 - 1. Improvements —
 - a. Three bedroom and two bath home constructed in 1988 with approximately 1,341 square feet per the Henderson County Appraisal District
 - b. Brick veneer exterior with vinyl siding constructed on a slab foundation with composition roof
 - c. Living Room (18' x 12') with wood-burning fireplace
 - d. Kitchen (12' x 8') with electric oven/range, dishwasher, disposal
 - e. Dining Room (18' x 10')
 - f. Master Bedroom (15' x 10')
 - g. Guest Bedrooms (10' x 10' each)
 - h. Attached Two-Car Carport

- i. Detached Two-Car Garage with side entry
 - j. Other Features of the Home—
 - 1) Screened-in porch
 - 2) Central air/heat
 - 3) Carpet and vinyl flooring
 - 4) Security and smoke alarm systems
 - 5) Utility room (5' x 8')
 - 6) Electric water heater
 - 7) Open deck overlooking grounds
- 2. Site (Lot 5 Only)—
 - a. Lot Size—Approximately .42 acre (70' x 231' x 84' x 229')
 - b. Approximately 84' of water frontage on Cedar Creek Lake
 - c. Boathouse with automatic lift
 - d. Lake pump
 - e. Paved driveway
 - f. Road Frontage—Approximately 70' on Lance Lane
- B. 7171 Lance Lane (Lot 4 Only) —
 - 1. Lot Size—Approximately .42 acre (70' x 229' x 84' x 227')
 - 2. Approximately 84' of water frontage on Cedar Creek Lake
 - 3. Boathouse with automatic lift
 - 4. Lake pump
 - 5. Road Frontage—Approximately 70' on Lance Lane

V. **OTHER INFORMATION:**

- A. Utilities—
 - 1. Electric—TVEC (972-932-2214)
 - 2. Water—Lake Shore Utility (903-675-4316)
 - 3. Sewer —Septic system
 - 4. Telephone/Internet/Cable—Unknown

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

- B. Restrictions—Subject to any restrictions of record.

VI. TAXING AUTHORITIES AND TAXES:

- A. Henderson County
- B. Eustace Independ School District
- C. Total Estimated Taxes—
 - 1. 7179 and 7171 Lance Lane (Home and Two Lots)—Approximately \$8,377.34 per year without exemptions per the Henderson County Appraisal District
 - 2. 7179 Lance Lane (Home & Lot 5)—Approximately \$6,966.27 per year without exemptions per the Henderson County Appraisal District
 - 3.. 7171 Lance Lane (Lot 4 Only)—Approximately \$1,411.07 per year without exemptions per the Henderson County Appraisal District

VII. REMARKS:

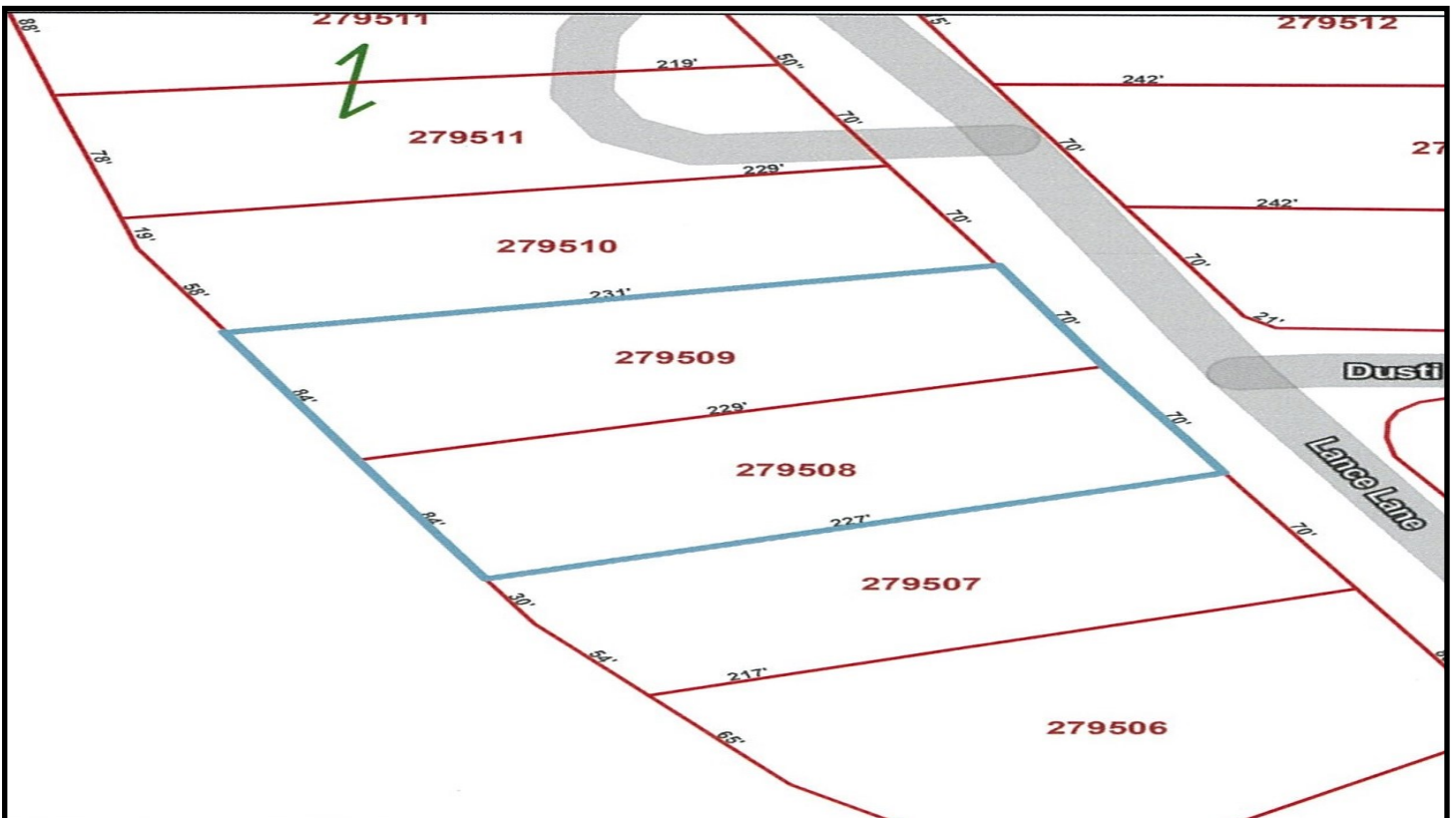
The 173rd District Court of Henderson County, Texas has appointed Chris Curran as the Receiver for the sale of this property. The sale of this property is subject to the approval of the 173rd District Court of Henderson County, Texas.

***** Note: This material is based upon information which we, Steve Grant Real Estate LLC, 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. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.***

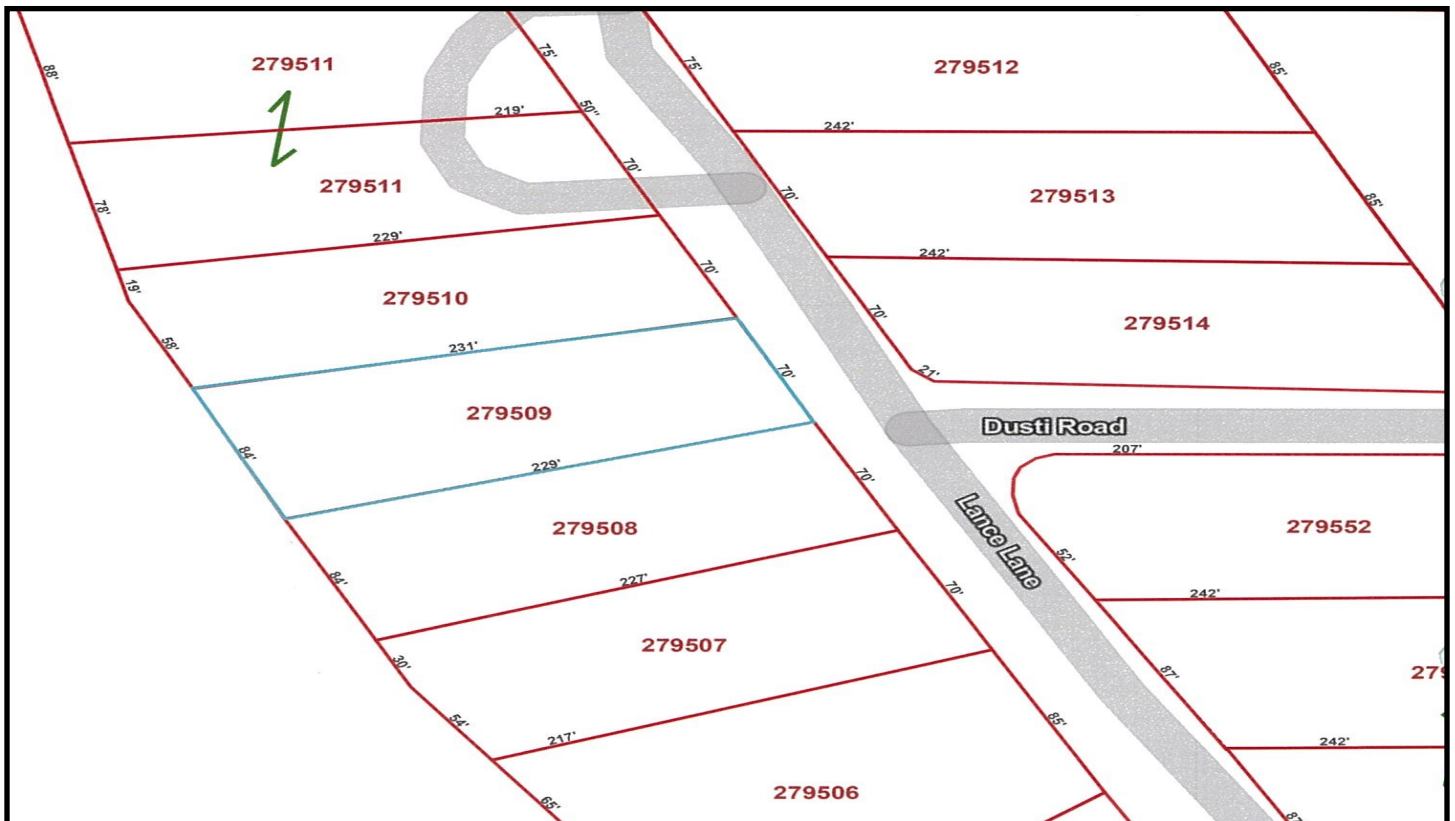




7179 LANCE LANE (HOME & TWO LOTS)



An aerial photograph of a rural property. A red dashed line outlines a large, irregularly shaped area in the center of the image. This area is mostly covered with bare trees and some patches of grass. To the left of the outlined area, there is a body of water (a pond or lake) and a small wooden structure. To the right, there is a dirt road or path. In the upper right corner, there are several buildings, including a large house with a dark roof and a smaller structure. The text "LANCE LN" is visible on the right side of the image, oriented vertically.





An aerial photograph of a residential area. A red dashed line outlines a specific property or area within a larger lot. The area is densely wooded with bare trees, suggesting a late autumn or winter setting. To the right of the outlined area, a street is visible with the label 'LANCE LN'. Other houses and structures are scattered throughout the scene, including a large house with a dark roof on the left and a smaller structure near the bottom left. The overall image is in grayscale, with the red dashed line providing a clear point of reference.

