

"INVEST IN YOUR QUALITY OF LIFE IN A SPECIAL COUNTRY LIFESTYLE"

**5062 CR 1503
ATHENS, TEXAS 75751**



Nestled in the hills of East Texas underneath native oak and hickory trees on 4.87 acres, this unique setting provides a peaceful, country lifestyle, a home for the ages, a workshop building and two mobile home rental units.

The custom three-bedroom, two-bath home has been updated with new luxury vinyl floors with a large great room with wood-burning fireplace that offers a spacious area for dining, living, entertaining or just a nice place to stretch out! The open kitchen is adjacent to the great room and creates a comfortable casual feel. Other features of the home include a den, a computer room and a three car garage.

Monthly rentals provide cash flow to assist with the annual expenses of the home.

Discover a wonderful way of life in Athens, Texas!



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located at 5062 CR 1503 in Athens, Texas.
 - A. Directions—From the Athens town square, take Valle Vista (aka FM 2494) south of city limits to CR 1503. Turn right on CR 1503 and the property will be on the left. Approximately 1/2 mile.
 - B. GPS Coordinates—
 - 1. Latitude 32.185435
 - 2. Longitude -95.88774099999999
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
 - A. Existing—Treat as Clear
 - B. Terms—
 - 1. Cash
 - 2. Conventional Financing
- IV. **PROPERTY DESCRIPTION:**
 - A. Improvements—
 - 1. Main Home—
 - a. Three bedroom, two bath with approximately 2,440 square feet (per the Henderson County Appraisal District)
 - b. Age—Originally constructed in 1965 (per the Henderson County Appraisal District)
 - c. Construction—Brick veneer constructed on a slab foundation with a composition roof
 - d. Great Room with wood-burning fireplace, sitting area and dining area—A great place for entertaining.
 - e. Kitchen (15' x 14') with set-up bar, oven with warming drawer, range top and oven (electric), microwave, dishwasher and pantry
 - f. Large Master Suite (17' x 15') with large walk-in closet
 - g. Two Guest Bedrooms—
 - 1) Guest Bedroom #1 (15' x 13')
 - 2) Guest Bedroom #2 (14' x 13')
 - h. Den (18' x 15')
 - i. Computer Room (18' x 15')
 - j. Utility Room (12' x 9') with washer/dryer connections
 - k. New luxury vinyl flooring throughout most of the home
 - l. Central air/heat (electric)

- m. Enclosed back patio and front porch
 - n. Three car garage (24' x 30') with side entry
- 2. Detached Workshop with overhead doors constructed on a slab foundation
- 3. Detached Storage Building
- 4. Two Mobile Homes—
 - a. Mobile Home #1 is leased for \$900 per month
 - b. Mobile Home #2 is leased for \$925 per month
- 5. Deep Well—Used for drinking water

V, SITE DESCRIPTION:

- A. Site Size—Approximately 4.87 acres partially fenced with barbwire fencing
- B. Soil—Sandy loam soil
- C. Terrain—Rolling
- D. Wooded or Open—Partially wooded

VI. UTILITIES AVAILABLE—

- A. Electric—TXU Energy (866-278-4898)
- B. Water—Private well
- C. Sewer—Septic system
- D. Cable/Internet—Optimum (877-694-9474)
- E. Telephone—Brightspeed (844-595-0525)

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

VII. TAXING ENTITIES AND TAXES:

- A. Henderson County
- B. Athens Independent School District
- C. Total Taxes—Approximately \$4,918.68 per year without exemptions (per the Henderson County Appraisal District)

*****Note: The subject property does not have any exemptions in place at this time.***

***** 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.***







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