

LOT 100 SADDLE RIDGE COURT WATERS EDGE RANCH ATHENS, TEXAS 75752



HILLTOP VISTA ON A CULDESAC - Fabulous building site located at Waters Edge Ranch, the premier gated community located north of the Athens city limits. Waters Edge Ranch provides tranquility, impressive rolling hills, a common area pool, restricted access, and fishing.

GENERAL INFORMATION AND FEATURES:

- I. **LOCATION:** The subject property is located on Saddle Ridge Court at Waters Edge Ranch just north of the Athens city limits off Texas Highway 19.
 - A. **Directions:** From the Athens town square, take Texas Highway 19 North to CR 3922 (aka Valley View Drive). Turn left (west) and follow the road to the gated entrance at Waters Edge Ranch, Phase I on the right. Enter and follow Shore Crest Way to Saddle Ridge Court. Turn left and the property is at the end of the culdesac.
 - B. **GPS Coordinates:**
 - 1. Latitude 32.2433850000000004
 - 2. Longitude -95.8653050000000006
 - II. **ASKING PRICE:** See website for pricing.
 - III. **FINANCING:**
 - A. **Terms—**
 - 1. Cash
 - 2. Conventional
 - B. Existing—Treat as clear
 - IV. **PROPERTY DESCRIPTION:**
 - 1. Lot Size—Approximately 1.71 acres (per the Owner) located on a culdасac.
 - 2. Terrain—Gently rolling and rectangular in shape
 - 3. Underground utilities
 - V. **UTILITIES AVAILABLE:**
 - A. Water—Bethel Ash Water Supply Corporation
 - B. Electric—Oncor
 - C. Sewer—Septic system required
 - D. Internet—Dish Network
- *Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.***
- VI. **TAXING AUTHORITIES AND TAXES:**
 - A. Henderson County
 - B. Athens Independent School District
 - C. Estimated Taxes—Approximately \$664.62 per year without exemptions (per the Henderson County Appraisal District)

***Note:** This property is not subject to City taxes!

VII. OTHER INFORMATION:

- A. Mandatory Property Owner's Association
- B. Property Owner's Association Dues—Approximately \$695.00 per year due annually
- C. Use—Full use of the community's amenities including cabana, pool, tennis and pickleball courts, greenbelt, RV hookups, riding area, boat slip, boat launch/ramp, and fishing on the Community's private lake.
- D. Gated Entry—Multiple gated access points (CR 3922 aka Valley View Road and Texas Highway 19 North)
- E. Restrictions—Subject to the restrictions of record. A copy of the restrictions for Waters Edge Ranch can be provided upon request.

VIII. REMARKS:

Discover a wonderful lifestyle in the Waters Edge Ranch Community!

*** 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.*





Views of the Community Cabana, pool, and landscaped grounds surrounding same.



Views of the Community riding arena, pickleball court, boat slip, boat slip, and boat launch/ramp.





Views of the Community entrances and gated access points.



