

LAKE ATHENS RETREAT

3860 CR 4806

ATHENS, TEXAS 75752



3860 CR 4806, ATHENS, TEXAS—

Located on 4.46 partially wooded acres with approximately 415.65' of lake frontage, this beautiful four bedroom and two and a half bath home has been fully updated and offers the best in lake living.

From the moment you enter the property, a magical feeling exists combining open spaces, great waterfront on the pristine waters of Lake Athens, in a fabulous home which has been completely renovated.



Come experience lake front living at its best! Enjoy sunsets on beautiful Lake Athens while on the lake, while sitting around the fire pit, or while relaxing on the newly constructed wood deck and covered patio.

The property offers a tranquil, upscale feel. Come discover what “living” at the lake is all about!



The main living area features a vaulted ceiling with architectural ceiling fan, and opens lakeside onto the deck. The kitchen features all new stainless steel appliances, breakfast bar, granite countertops, professional gas cooktop, built-in oven and microwave, dishwasher, vent-a-hood, and pantry. The breakfast area opens to the kitchen and the living area with each overlooking the lake. All windows have newly installed custom treatments, with bedrooms having blackout blinds and all other windows having sheer shades which cast a soft interior glow with the setting sun. Adjacent to the kitchen is a formal dining area with built-in wall-to-wall cabinets with accent glass fronts, new fixtures, and recessed LED lighting that creates great dining ambiance.





The master bedroom has an expansive lake view, access to the deck, a spacious walk-in closet and a full bath with travertine tile flooring, granite countertops, double sink, and custom travertine/granite shower and tub.



Bedrooms 1 and 2 share a Jack and Jill bathroom with custom travertine shower, double sink, and granite countertops. Both bedrooms feature hardwood flooring, architectural ceiling fans, spacious closets and overlook the grounds.



Adjoining the home is an attached two-car garage with side entry, automatic door opener and a fourth bedroom and half bath (containing approximately 300+ square feet). A perfect place for additional guests or office.



A new covered/open deck with water resistant wood overlooks the lake.

The outdoors have been meticulously maintained with an inground sprinkler system, xeriscaping and a custom fire pit.



The boathouse includes approximately 80 square feet of patio space, boat and personal watercraft storage, and serves as the location for the lake pump.

The property has approximately 415.65' of lake frontage and features an existing steel retaining wall.



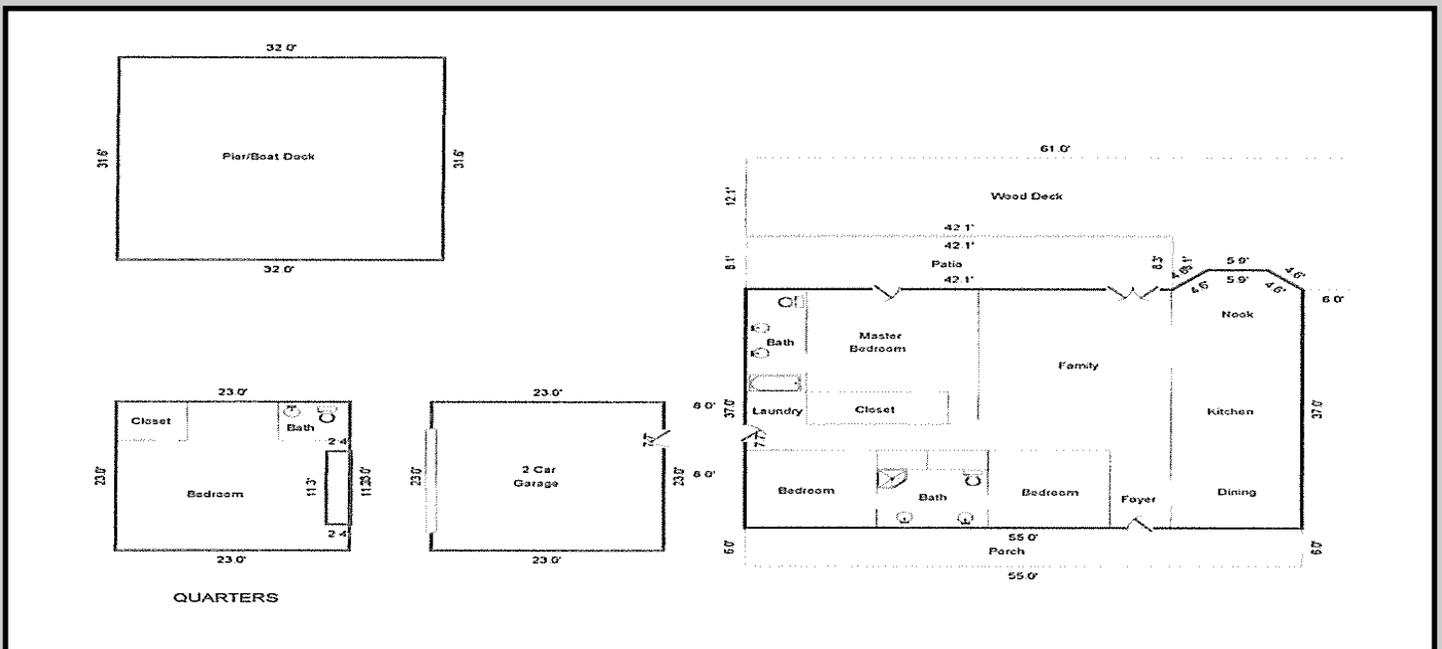


Other Information:

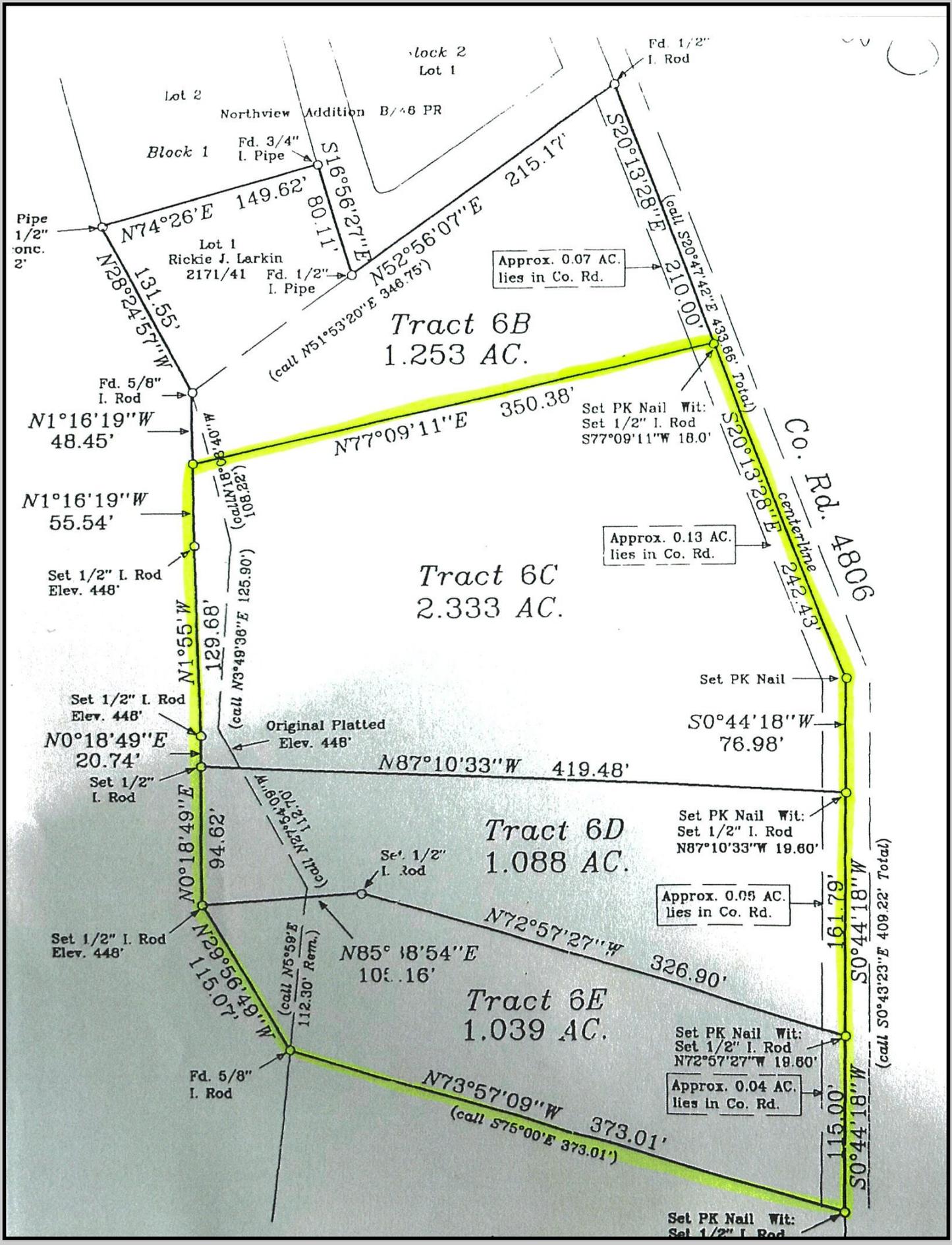
- Completed updated in 2022-2023. The home has all new double insulated windows, all new interior and exterior doors, new hardwood and travertine tile flooring in all living areas and bedrooms, new kitchen appliances, and granite countertops in kitchen and baths. All baths have been updated with travertine tile flooring and river rock in shower.
- Utility room with washer and dryer hookups
- Utilities Available—
 Electric—Trinity Valley Electric Co-op (972-932-2214)
 Water—Virginia Hill Water Supply Inc. (903-675-7487)
 Sewer—Septic system
 Internet—Excede (855-931-2472)
- Taxes—Approximately \$11,763 per year with exemptions (per the Henderson County Appraisal District)
- Athens Independent School District
- Athens Municipal Water Authority—Access to Lake Athens is subject to the rules and regulations of the Athens Municipal Water Authority. For more information, please visit the AMWA website at www.athenstwater.org. AMWA Fees for Property—\$1,034.22 per year.
- To view a drone video of the property, please visit our website at www.stevegrant.com or go to <https://youtu.be/2fqgSqBgjVA>.



ASKING PRICE:
 See website for pricing.



**** 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.



Block 1
 Northview Addition B/46 PR
 Lot 2
 Lot 1
 Fd. 3/4" I. Pipe
 Fd. 1/2" I. Pipe

Lot 1
 Rickie J. Larkin
 2171/41
 Fd. 1/2" I. Pipe

Tract 6B
 1.253 AC.

Tract 6C
 2.333 AC.

Tract 6D
 1.088 AC.

Tract 6E
 1.039 AC.

Co. Rd. 4806
 centerline
 242.43'

Approx. 0.07 AC.
 lies in Co. Rd.

Approx. 0.13 AC.
 lies in Co. Rd.

Approx. 0.05 AC.
 lies in Co. Rd.

Approx. 0.04 AC.
 lies in Co. Rd.

(call S0°43'23"E 408.22' Total)

Pipe 1/2" conc. 2'

N74°26'E 149.62'
 N28°24'57"W 131.55'

S16°56'27"E 80.11'
 N52°56'07"E 215.17'
 (call N51°53'20"E 346.75')

S20°13'28"E 210.00'
 (call S20°47'42"E 433.86' Total)

N1°16'19"W 48.45'
 N1°16'19"W 55.54'

N77°09'11"E 350.38'

Set PK Nail Wit:
 Set 1/2" I. Rod
 S77°09'11"W 18.0'

Set 1/2" I. Rod Elev. 448'
 N1°55'W 129.68'

(call N18°08'40"W 108.22')
 (call N3°49'36"E 125.90')

Set 1/2" I. Rod Elev. 448'
 N0°18'49"E 20.74'

Original Platted Elev. 448'

N87°10'33"W 419.48'

Set PK Nail
 S0°44'18"W 76.98'

Set 1/2" I. Rod Elev. 448'
 N0°18'49"E 94.62'

(call N1°21'12"N 176.10')
 (call N3°49'36"E 125.90')

Set PK Nail Wit:
 Set 1/2" I. Rod
 N87°10'33"W 19.60'

Set 1/2" I. Rod Elev. 448'

N29°56'49"W 115.00'
 (call N5°59'E 112.30' Rem.)

N85°18'54"E 105.16'

N72°57'27"W 326.90'

Approx. 0.05 AC.
 lies in Co. Rd.

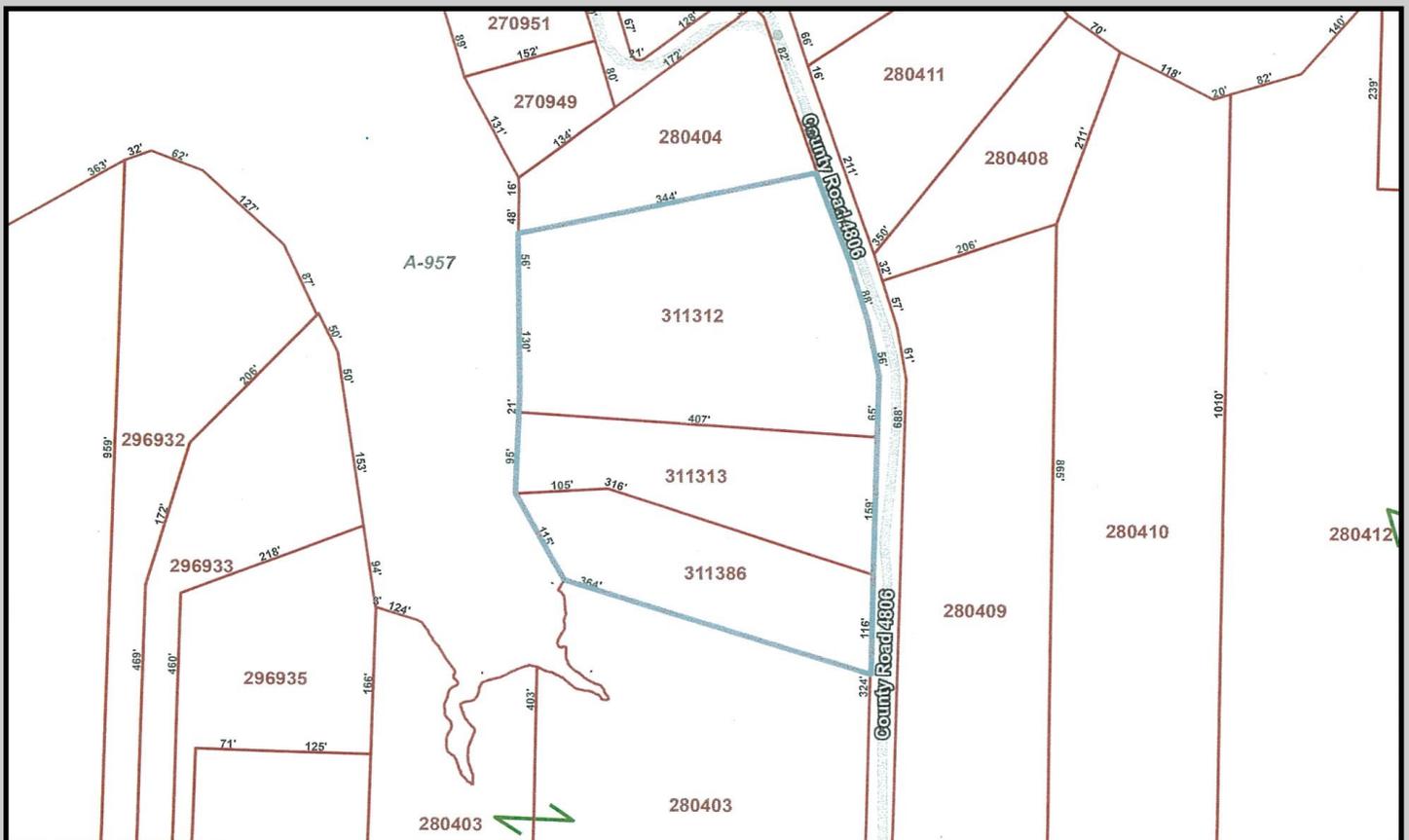
Fd. 5/8" I. Rod

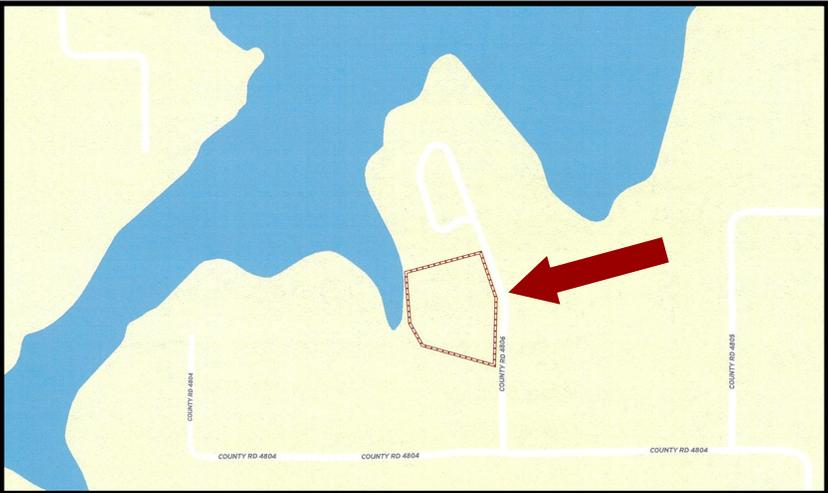
N73°57'09"W 373.01'
 (call S75°00'E 373.01')

Set PK Nail Wit:
 Set 1/2" I. Rod
 N72°57'27"W 19.60'

Approx. 0.04 AC.
 lies in Co. Rd.

Set PK Nail Wit:
 Set 1/2" I. Rod





Directions:

From Athens, take FM 2495 to FM 2892. Go approximately 2 miles, turn left on CR 4804 and proceed to CR 4806. Take a right on CR 4806 and the property is on the left.

GPS Coordinates:

Latitude 32.201237900000002
Longitude -95.757967999999991

