

LAKEFRONT RETREAT ON CEDAR CREEK LAKE 7179 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:** See website for pricing.

- III. **FINANCING INFORMATION:**
 - A. Existing—Clear
 - B. Terms—
 1. Cash
 2. Conventional Financing

- IV. **PROPERTY DESCRIPTION:**
 - A. Improvements —
 1. Three bedroom and two bath home constructed in 1988 with approximately 1,341 square feet per the Henderson County Appraisal District
 2. Brick veneer exterior with vinyl siding constructed on a slab foundation with composition roof
 3. Living Room (18' x 12') with wood-burning fireplace
 4. Kitchen (12' x 8') with electric oven/range, dishwasher, disposal
 5. Dining Room (18' x 10')
 6. Master Bedroom (15' x 10')
 7. Guest Bedrooms (10' x 10' each)
 8. Attached Two-Car Carport
 9. Detached Two-Car Garage with side entry
 10. Other Features of the Home—
 - a) Screened-in porch
 - b) Central air/heat
 - c) Carpet and vinyl flooring
 - d) Security and smoke alarm systems
 - e) Utility room (5' x 8')

- f) Electric water heater
- g) Open deck overlooking grounds

B. Site—

- 1. Lot Size—Approximately .42 acre (70' x 231' x 84' x 229')
- 2. Approximately 84' of water frontage on Cedar Creek Lake
- 3. Boathouse with automatic lift
- 4. Lake pump
- 5. Paved driveway
- 6. 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—Approximately \$6,966.27 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.***









