

# 6528 CRESTVIEW DRIVE

## Athens, Texas 75752



*CHARMING TWO BEDROOM, TWO BATH HOME WITH OFFICE  
POSITIONED ON FIVE LOTS. LOCATED JUST OFF OF LAKE  
ATHENS IN BEAUTIFUL TIMBER LAKE ESTATES.*

**Asking Price: See website for pricing.**



# Features

- Two bedrooms, two baths with approximately 1,472 sq ft
- Built in 1980 with cedar exterior, slab foundation and composition roof
- Living room with wood-burning stove
- Kitchen with dishwasher, oven and range
- Central air/heat (electric)
- Covered front and back porch
- One car garage
- Lot Size—0.75 acre with water view of Lake Athens
- Property Owner's Association—\$75.00 per year (not mandatory)
- Community is restricted and offers boat launch with POA membership
- Athens ISD



Driving Directions: From Athens, travel one mile on Highway 31 East. Take a right on FM 2495, travel four miles. Take a right on Peninsula Drive, travel 1/2 mile and take a left on Dorsey Lane. Take a right on Sherwood and the property will be on the right.









