

4700 STONEBRIDGE LANE ATHENS, TEXAS

“An Exceptional Home in a Magical Location”



From the moment you arrive at the gated Stonebridge Community and travel the gently winding roads lined and partially covered by stately oaks and natural green belts a feeling of comfort, peace and serenity is evident.

This four bedroom, four and a half bath custom home has been meticulously designed and hand-crafted to create a wonderful living experience. Tall ceilings with outstanding crown molding, hardwood floors, and an open floor plan are blended with the natural beauty of East Texas in a private gorgeous setting.



Come and enjoy the features of the home which include a split bedroom arrangement, private office, formal dining area, breakfast area, kitchen with granite countertops, set-up bar, outdoor kitchen and gunite swimming pool.



Conveniently located just outside the boundary for the City of Athens, but near UT Health Hospital and schools and close to all of the special features of Athens, Texas.

This special property defines casual elegance! We invite you to come and explore this wonderful living opportunity.

The living room (22' x 19') features a stone brick fireplace as a focal point with impressive views of pool and backyard.



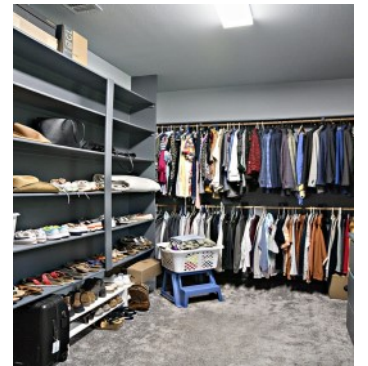
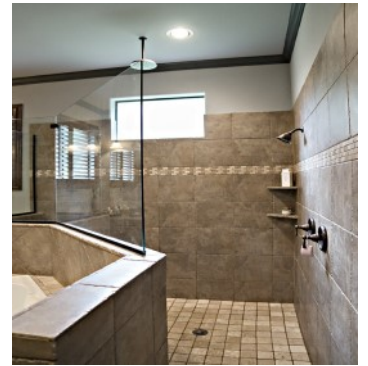
The kitchen (14' x 13'), breakfast area and living area are all open and adjacent to each other. The kitchen boasts a set-up bar, granite countertops, two self-cleaning ovens, a dishwasher, microwave, custom cabinetry and a spacious pantry.



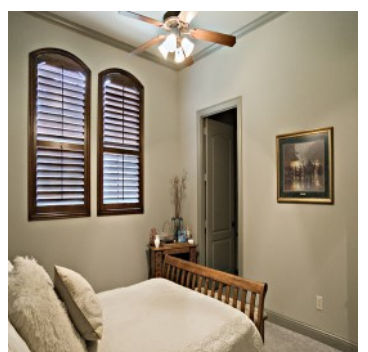
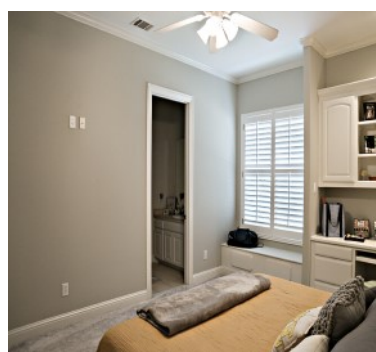
The formal dining area (13' x 12') will host large intimate gatherings with family. This classic room is highlighted with tremendous crown molding and hardwood floors.



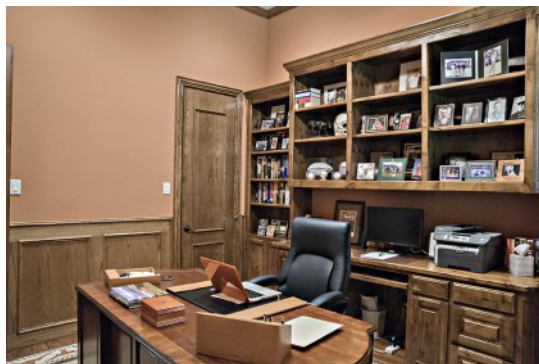
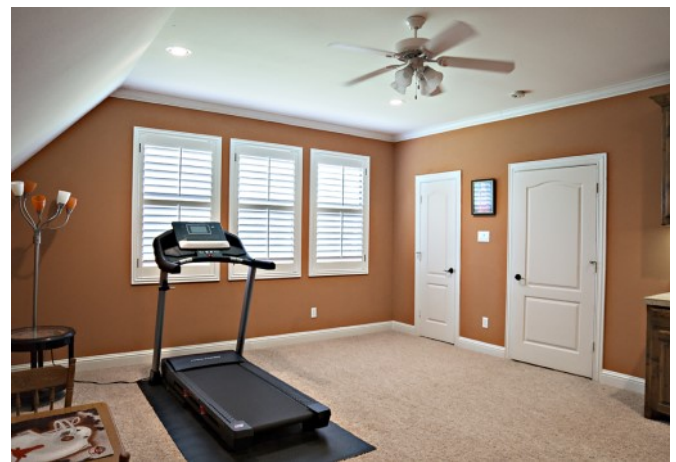
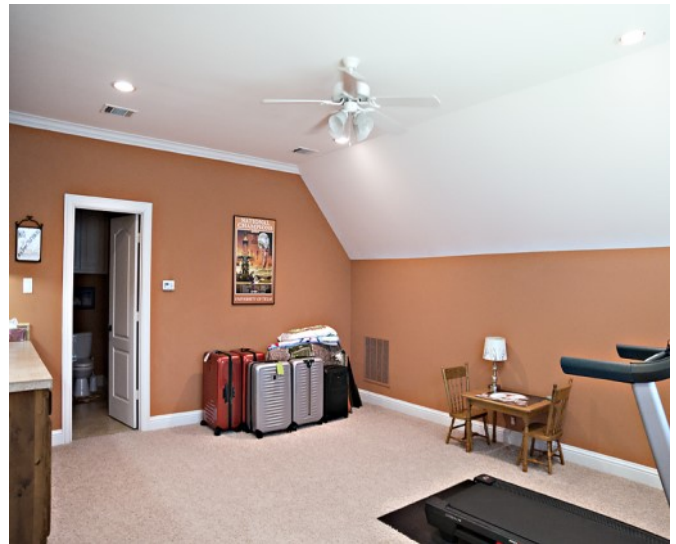
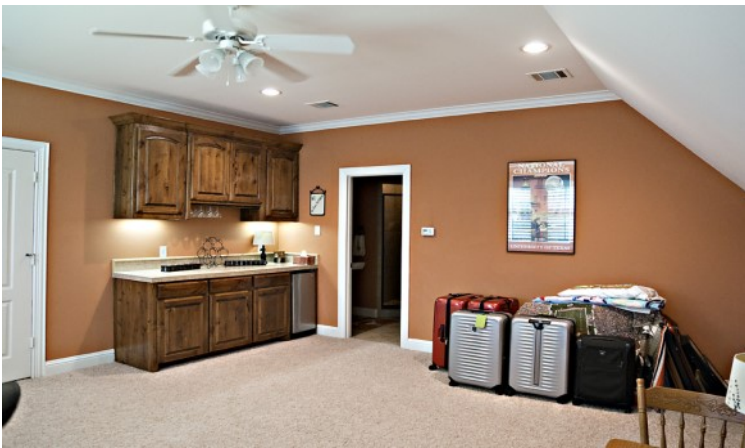
The master suite (23' x 18") features a box raised ceiling with private access to the pool and outdoor kitchen. The master bath has a garden tub and oversized shower with two vanities and large walk-in closets with built-in cabinets.



Guest bedrooms have great closets. Guest bedroom #2 (15' x 13') has a built-in desk. Guest bedroom #3 is 16' x 13'.



The fourth bedroom (16' x 16') is upstairs and has its own private bath and is an excellent place to escape.



The private office (14' x 12') offers built-in shelving and views of the front yard.



The utility room (12' x 9') is centrally located near the guest bedrooms with full washer/dryer hook-ups, utility sink and lots of hanging



The covered outdoor kitchen features a wood-burning fireplace and is adjacent to the inground gunite pool with a waterfall feature.





ADDITIONAL FEATURES OF THE PROPERTY INCLUDE:

- Asking Price—See website for pricing.
- Living Area—Approximately 3,664 square feet per the Henderson County Appraisal District constructed in 2007 per the Owner
- Construction—Stone and brick veneer constructed on a slab foundation with composition roof (Note—Due to recent hail damage the roof is scheduled to be replaced. See the Seller's Disclosure Notice for more details.)
- Central air/heat (electric, zoned)
- All electric home with the outdoor kitchen having a propane range
- Three car garage with side entry doors
- Site Size—Approximately 3.214 acres with scattered open and wooded areas surrounding the home and paved driveway
- Utilities Available—Water—Private deep well
Satellite—Direct TV (800-370-3587)
Telephone—CenturyLink (800-788-3500)
Electric—Trinity Valley Electric Co-op (800-766-9576)
Sewer—Aerobic septic system. Joey Ridgle's Septic Service (903-852-3740)
Trash—WeeHaul Trash (903-675-4237)
Internet—Brightspeed (844-595-05250)
- Taxes—Approximately \$13,515 with exemptions (homestead) or \$21,556 without exemptions per the Henderson County Appraisal District
- Property Owner's Association—Annual dues \$1,000.00 per year per the Stonebridge Property Owner's Association. These dues are utilized for the maintenance of the common areas, roadways and gated entry.
- Athens Independent School District

***** 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.***

