

TBD CHARLYA DRIVE OAKWOOD SUBDIVISION ATHENS, TEXAS 75752



Discover the perfect opportunity to build your dream home in the highly sought-after Oakwood Subdivision. These three prominent lots offer the ideal blend of tranquility and convenience nestled within a well-established community known for its charm and quality of life.



GENERAL INFORMATION:

- I. **LOCATION:** The subject property consists of Lots 597, 650 and 651 located in the Oakwood \ Subdivision in Athens.
 - A. Directions—From Athens, travel 1.5 miles east on Highway 31. Take a right on FM 2495, travel 3 miles, then take a right on FM 2892 and travel 2.5 miles. At the stop sign, turn left and travel 1/2 mile. Oakwood is on the left and the property is located on the corner of Charlya.
 - B. GPS Coordinates—
 - 1. Latitude 32.2031800000000003
 - 2. Longitude -95.7412850000000005
- II. **ASKING PRICE:** See website for pricing.
- III. **PROPERTY DESCRIPTION:**
 - A. Improvements—None.
 - B. Site Size—Approximately .63 acres
 - C. Road Frontage—
 - 1. Approximately 397' of road frontage on Charlya
 - 2. Approximately 74' of road frontage on Pedernales
 - D. Restrictions—Property is subject to the restrictions of the Oakwood Property Owners Association
 - E. Property Owners Association—Dues are approximately \$470.00 per year for the maintenance of the gated entry, common areas, tennis courts, boat launch and community pool which all Owners have access to
- IV. **TAXES AND TAXING AUTHORITIES:**
 - A. Henderson County
 - B. Athens Independent School District
 - C. Total Estimated Taxes—Approximately \$370.19 per year without exemptions per the Henderson County Appraisal District
- V. **UTILITIES AVAILABLE:**
 - A. Electric—Oncor Electric (888-313-6862)
 - B. Water and Sewer—Oakwood Water Supply
 - C. Telephone—Brightspeed (844-595-0525)
 - D. Cable/Internet—Optimum (877-694-9474)

****Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify the availability of utilities with various utility companies.***

***** 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.***



