

A CLASSIC LAKE ATHENS HOME SITE ON WINDWARD COURT LOCATED IN THE PRESTIGIOUS WINDWARD COVE COMMUNITY



Discover a fabulous 3.128 estate size lot with natural green belts, stately native foliage, natural springs and approximately 200.24' of water frontage on beautiful Lake Athens.

The site is an inviting natural habitat with gently rolling terrain that graciously meets the spring-fed waters of Lake Athens. The lot has a steel retaining wall and a newly constructed two stall boat-house and pier.

The Windward Cove Community has been meticulously planned and offers a charming aesthetic appeal with private road access to the owners, common areas and gated privacy only minutes from Athens.



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located in the Suncrest Addition, just past Lake Athens.
 - A. Directions—From Athens, take FM 317 E and turn right on CR 4817 (aka Phantom Trail) to Windward Cove private entry gate. The property will be on the left approximately 1/4 mile.
 - B. GPS Coordinates—
 - 1. Latitude 32.2236740000000003
 - 2. Longitude 95.7457775000000003
- II. **ASKING PRICE:** See website for pricing.
- III. **PROPERTY DESCRIPTION:**
 - A. Lake Frontage—Approximately 200' on Lake Athens
 - B. Lot Size—Approximately 3.128 acres
 - C. Terrain—Rolling and wooded. Rustic setting exhibiting the unique beauty of East Texas
- IV. **OTHER INFORMATION:**
 - A. Windward Cove Property Owners Association—
 - 1. Annual Dues—\$2,000.00
 - 2. Restrictions, Rules and Covenants—A copy is available upon request.
 - B. Athens Municipal Water Authority—The rules and regulations of the Athens Municipal Water Authority governs the use of Lake Athens and effects this offering. To view the rules and regulations of the Athens Municipal Water Authority , please visit their website at www.athenstxwater.org.
- V. **TAXES AND TAXING AUTHORITIES:**
 - A. Henderson County
 - B. Athens Independent School District
 - C. Total Estimated Taxes—Approximately \$2,478.20 per year without exemptions per the Henderson County Appraisal District
- VI. **UTILITIES AVAILABLE:**
 - A. Electric—Trinity Valley Electric Co-op (972-932-2214)
 - B. Water—Bethel Ash Water Supply Corporation (903-675-8466)
 - C. Telephone—Brightspeed (844-595-0525) in the area
 - D. Sewer—Septic system is required if home is constructed

****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.***









