

12469 CR 1114

ATHENS, TEXAS 75751



Welcome to your private retreat! This beautiful 1,728 square foot home sits on 10 +/- peaceful acres offers the perfect mix of comfort and country living.



Features Include:

- Three bedroom, two bath farm house
- Square Footage—Approximately 1,728 square feet (per the Henderson County Appraisal District)
- Year Built—Constructed in 1990 on a slab foundation with metal siding and metal roof
- Living Area and Dining Area (30' x 15') with ceiling fan
- Kitchen (12' x 12') with breakfast bar, electric oven/range, vent-a-hood, dishwasher, disposal and microwave
- Primary Bedroom (14' x 12') with ceiling fan, and bath with dual vanities and shower
- Guest Bedroom #1 (11' x 15') and Guest Bedroom #2 (15' x 31') - Each with a ceiling fan and walk-in closets
- Utility Room (10' x 9') with washer/dryer connections and built-in cabinets
- Vinyl flooring throughout the home
- Central electric heat/air
- Electric hot water heater
- Covered front porch
- Detached two-car carport with workshop (1,000 square feet) and front entry
- Lot Size—Approximately 10.13 acres (or dimensions of 586' x 863' x 545' x 850')
- Partially wooded with rolling terrain and sandy loam soil
- Utilities Available—
Electric—TVEC
Phone/Cable/Internet—Dish
Water—Private Well
Sewer—Aerobic septic system
- Taxes—Approximately \$6,508.11 per year without exemptions (per the Henderson County Appraisal District)
- Crossroads Independent School District

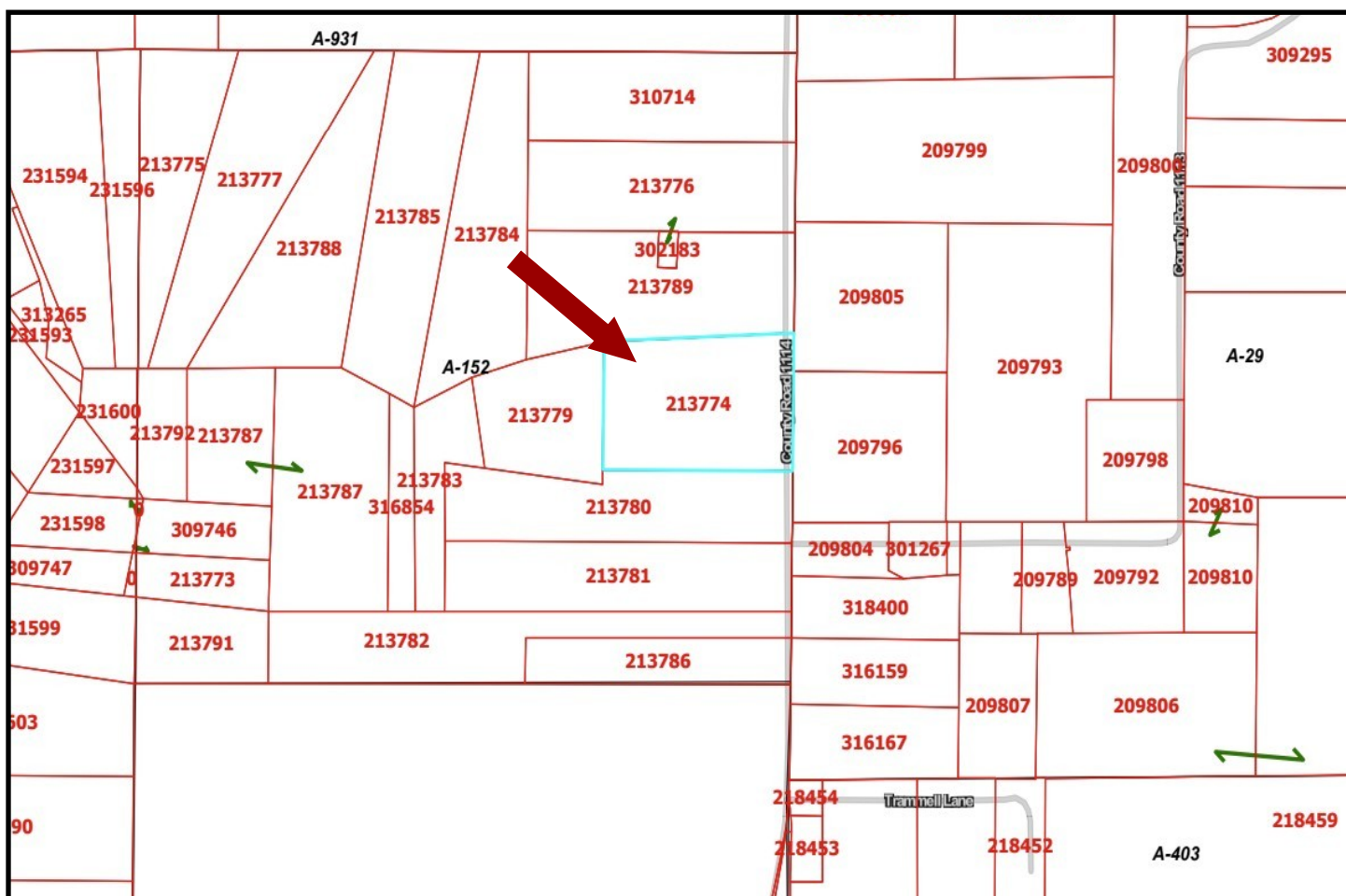


ASKING PRICE—See website for asking price.













Directions: From Athens, travel one mile south on Highway 19. Take a right on FM 59 and travel approximately 7.5 miles. Take a left on CR 1114 and travel approximately 1.5 miles. The property will be on the right.

GPS Coordinates:

Latitude	32.078111399999997
Longitude	-95.918108199999992

