

**2969 TREY CIRCLE
ATHENS, TEXAS 75751**



**PROPERTY INFORMATION BROCHURE ON:
2969 Trey Circle, Athens, TX 75751**

Location: Lot 42, in Trey Meadows Addition known as 2969 Trey Circle, Athens, TX 75751

- A. Directions: From Athens take FM 1616 north, right on Trey Circle, property will be on the left.

II. **See website for pricing.**

III. Financing Information:

- A. Existing—Treat as clear
B. Terms—
1. Cash
2. Conventional

IV. Property Description:

- A. Improvements —
1. New construction home right outside the city limits looking for its first owner! This 3 bed 2 bath property is approx. 2082 sqft and features split bedroom floor plan, open concept, spacious rooms, open kitchen with pantry and plenty of storage, all electric appliances and more. Other features include walk-in closet, his and her sinks in primary bath, and granite countertops
- B. Terrain-
1. Soil—Sandy loam
- C. Water Source
1. Bethel Ash Water Supply Corp
- D. Other Information –
1. Electric—TXU
2. Sewer—Septic
3. Internet—Suddenlink

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

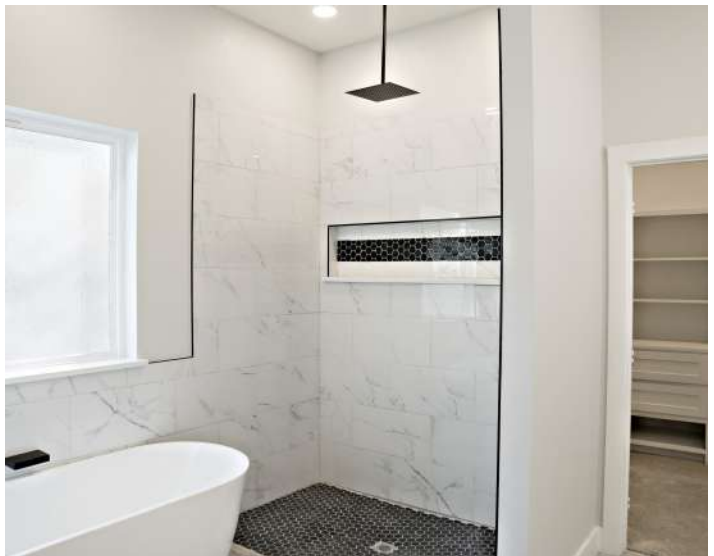
6. Easements—Subject to all visible and apparent easements and any easements of record.
7. Restrictions—Subject to any restrictions of record



- V. Taxing Authority and Taxes:
- A. Henderson County
 - B. Athens Independent School District (Central Elementary)
 - C. Total Estimated Taxes – Approximately \$54 per the Henderson County Appraisal District (without exemptions in place at this time and before house built).

- VI. Minerals:
- A. Oil, Gas, and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller’s predecessors in title.
 - B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, Sulphur or any mineral which if mined is done by surface mining operations.

***** NOTE: This material is based upon information which we 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.***







HOME FEATURES INCLUDE:

- Approximately 2,082 square feet per owner
- 3 bed, 2 bath
- Split bedroom floorplan
- Open concept
- Slab foundation
- Covered back patio
- 2 car garage
- Granite countertops
- Central electric air and heat
- Walk-in closet in master bedroom
- Electric water heater
- Bethel Ash Water
- Septic system
- Athens School District (Central Elementary)
- Washer and dryer connections
- Built in 2022
- Approximate .3 acre lot

