

# LOTS 3 & 4, LEWIS COURT SUNCREST ADDITION ATHENS, TEXAS 75752



# GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located in the Suncrest Addition, just past Lake Athens.
- A. Directions—From Athens, travel approximately 1.4 miles on Highway 31 E. Take a right on FM 2495, travel approximately 4.5 miles, take a right on Ridge Road, then a right on Lewis Court. The property will be at the end of the street.
- B. GPS Coordinates—
1. Latitude 32.224110000000003
  2. Longitude -95.763845000000003
- II. **ASKING PRICE:** See website for pricing.
- III. **PROPERTY DESCRIPTION:**
- A. Improvements—None.
- B. Site Size—
1. Lot 3—Approximately .748 acre with approximately 70' of road frontage on culdesac
  2. Lot 4—Approximately .701 acre with approximately 30' of road frontage on culdesac
- VI. **TAXES AND TAXING AUTHORITIES:**
- A. Henderson County
- B. Athens Independent School District
- C. Total Estimated Taxes—
1. If Sold Together—Approximately \$536.92 per year without exemptions per the Henderson County Appraisal District
  2. If Sold Individually—\$268.46 per lot per year without exemptions per the Henderson County Appraisal District
- VII. **UTILITIES AVAILABLE:**
- A. Electric—Oncor Electric (888-313-6862)
- B. Water and Sewer—City of Athens (903-677-6621)
- 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.*

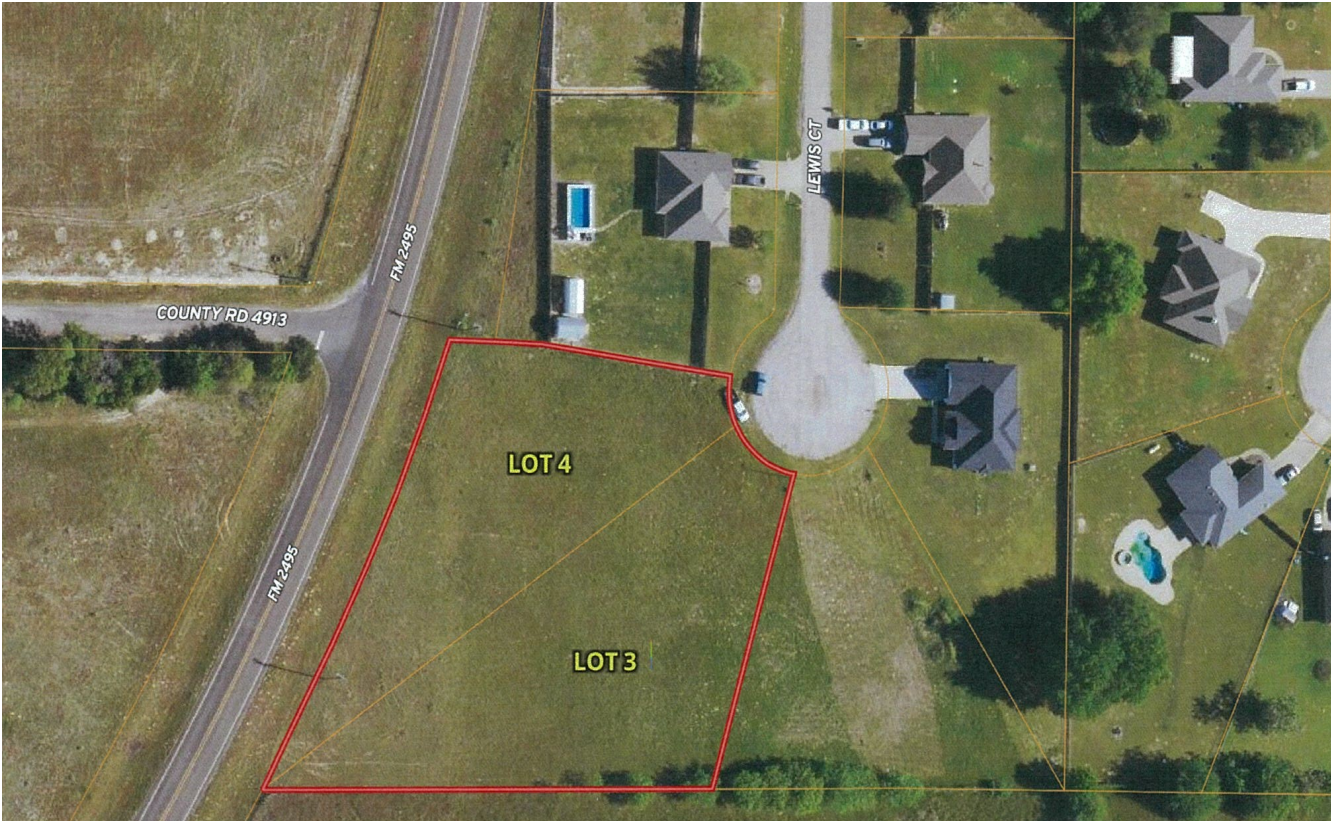
VIII. **REMARKS:**

Discover the perfect place to build your dream home located in the highly sought-after Suncrest Addition, just down the road from gorgeous Lake Athens.

*\*\* 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](http://www.stevegrant.com).*



**Views of Lot 4—Above**



**Views of Lot 3—Below**



