

# 7226 CR 1504 Athens, Texas



Come to East Texas and make this your country home! This is a beautiful home in a beautiful spot! Fish in your own pond, swim in you're your own pool, hunt in your own woods, make things in your own shop - it's a dream property!



Offered Exclusively By:

**STEVE GRANT REAL ESTATE LLC**  
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**PROPERTY INFORMATION BROCHURE ON:  
13.97 ACRES AND IMPROVEMENTS  
LOCATED IN THE CM WALTERS SURVEY, A-800  
7226 CR 1504  
ATHENS, HENDERSON COUNTY, TEXAS**

- I.     **Location:**     The property is located approximately 4 miles southwest of Athens.  
**Directions:**     From downtown Athens go South on Prairieville Street, turn right onto FM 2494 and go approximately 2.3 miles. Turn right onto CR 1504 and go approximately .5 miles. The property will be on your right.
- II.     **Asking Price:** \$949,000
- III.    **Financing Information:**  
A.     Existing -     Clear  
B.     Terms -  
      1.     Cash  
      2.     Third-party financing
- IV.    **Property Description:**  
A.     **Improvements -**  
      1.     **Main Dwelling -**     Custom constructed home built in 2010, containing approximately 2,833 sq. ft.  
          a.     Brick, slab foundation, composition roof  
          b.     4 bedrooms, 2.5 baths  
          c.     High ceilings, granite countertops, tile flooring throughout  
          d.     Den (17' x 20') with wood-burning fireplace and built-in cabinets with sink and ice machine for entertaining  
          e.     Formal dining area (11' x 12') adjacent to den  
          f.     Kitchen (12' x 20') with center island, custom cabinets, stainless steel appliances (including the refrigerator), built-in desk, gas stove top, double oven, half bath  
          g.     Utility room (7' x 7.5') with custom cabinets  
          h.     Primary bedroom (14' x 18.5') with a door to the patio  
          i.     Ensuite bath with 2 walk-in closets, garden tub, separate tile shower, separate vanities  
          j.     Guest bedroom 1 (11' x 12')  
          k.     Guest bedroom 2 (11' x 12') with walk-in closet  
          l.     Guest bedroom 3 (12' x 12') with walk-in closet  
          m.     Security system is owned  
          n.     Over-sized 2-car garage (27' x 27')  
          o.     Pool - in ground, fiberglass  
          p.     Covered patio

2. Shop building (30' x 60') 1,800sf
  - a. Insulated, slab foundation
  - b. 2 - 12ft overhead doors
  - c. 16' x 30' overhang
  - d. Wired with 220 and 110

B. Terrain:

1. Sandy loam soil
2. Rolling
3. Approximately 30% open, 70% wooded
4. Perimeter fenced, gated entrance with opener
5. Stocked pond, approximately 1 acre, spring fed (per owner)

C. Road Frontage - Approximately 372 feet on CR 1504

D. Utilities -

1. Community Water - Lakeshore Utilities
2. Electric - Oncor
3. Septic system
4. Internet - Bright Speed (formerly Century Link)

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

E. Restrictions - Subject to any restrictions of record

F. Easements -

1. Subject to any visible, apparent and any easements of records.
2. Electrical easement
3. Community water service easement to allow service to the property

V. Taxes:

A. Henderson County

B. Athens Independent School District

C. Total Taxes - Approximately \$4,785.00 per year with exemptions per the Henderson County Appraisal District

*\*\*Note: Prospective Buyer is hereby given notice that the property could be subject to a Roll Back tax and Broker advises any prospective Buyer to consult the Henderson County Appraisal District.*

VI. Minerals:

A. Oil and Gas - None got with sale. Subject to predecessors in title to all oil, gas and liquid hydrocarbons.

B. Surface Minerals - Seller to convey 100% of all surface minerals owned. Surface minerals include but are 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. 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).*

# ENTRY / DINING AREA / LIVING ROOM



# KITCHEN



# MASTER BEDROOM | MASTER BATH



# GUEST BEDROOMS | GUEST BATH | LAUNDRY ROOM



## BACK VIEW | POOL

