

3597 PEDERNALES ATHENS, TEXAS 75752



Nestled on an expansive five-lot property, this 2,627-square foot home offers a blend of space, comfort, and modern living in the peaceful community of Oakwood. Boasting four generously sized bedrooms and three full baths, this home is perfect for families or those who love to entertain.

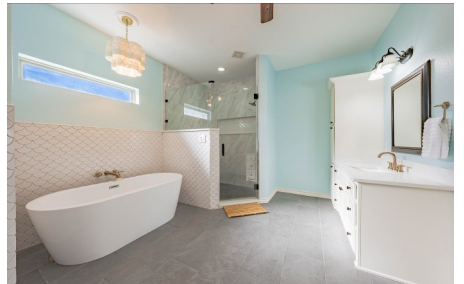


Features Include:

- Living Area—Approximately 2,627 square feet constructed in 2009 (per the Henderson County Appraisal District)
- Construction—Brick constructed on a slab foundation with a composition roof
- Living Area (24' x 16') with ceiling fan
- Kitchen (15' x 12') with electric oven, gas cooktop, dishwasher, disposal, microwave, refrigerator, pantry and breakfast bar
- Formal Dining Area (15' x 11')
- Breakfast Area (15' x 15')
- Four bedrooms and three full baths
- Master Bedroom (20' x 13') with ceiling fan, walk-in closet, carpet flooring and bath (15' x 11') with garden tub, separate shower and separate vanities
- Guest Bedroom I (12' x 13') with ceiling fan and carpet flooring
- Guest Bedrooms II and III (One-11' x 11' and the other 11' x 10') with ceiling fan and carpet flooring
- Central air/heat (electric)
- Electric hot water heater
- Fireplace with gas logs
- Concrete floors throughout
- Utility room with washer/dryer connections
- Covered front porch and back patio
- Two car garage with side entry and storage
- Fenced-in backyard with chainlink fencing
- Lot Size—Corner lot containing approximately 1.09 acres or dimensions of 218' x 127' x 74' x 142' x 136' x 266' (per the Henderson County Appraisal District).
- Utilities Available—
Electric—TVEC
Phone/Cable/Internet—Optimum
Water—Oakwood POA
Septic—Aerobic septic system
- 2024 Taxes—Approximately \$7,311.92 per year with exemptions and \$10,114.24 per year without exemptions (per the Henderson County Appraisal District)
- Oakwood is a gated and restricted neighborhood. A copy of the restrictions can be provided upon request.
- Oakwood Property Owner's Association—POA dues are approximately \$1,190 per year for the maintenance of the grounds. Oakwood property owners have access and use of the community boat ramp, pool, park/playground, tennis court, and RV parking as well as access to Lake Athens for fishing, etc.
- Located near the Lake Athens Marina, The Boathouse Restaurant and the Texas Freshwater Fisheries Center
- Athens Independent School District

ASKING PRICE—See website for pricing.

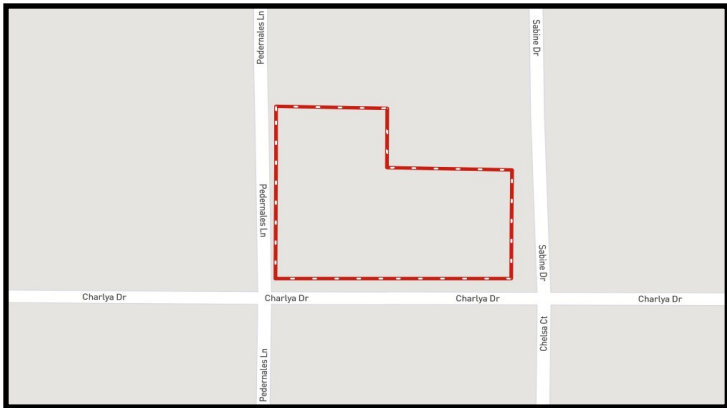












Directions: From Athens, travel 1.5 miles east on Highway 31. Take a right on FM 2495, travel 3 miles, then take a right on FM 2892 and travel 2.5 miles. Turn left on CR 4803, travel 1/2 mile and Oakwood will be on the left.

GPS Coordinates:

Latitude 32.203181899999997

Longitude -95.740383499999993

