

906 VALLE VISTA DRIVE

Athens, Texas 75751

AWAIT NO MORE

OWN YOUR VERY OWN EAST TEXAS RETREAT!



Introducing a remarkable opportunity to own a stunning 4,700+ square foot home nestled on a secluded 10.08-acre property. This exception estate offers a perfect balance of luxurious living and serene natural surroundings creating an idyllic retreat for those seeking privacy and tranquility.



CHARMING AND SECLUDED RETREAT — Built in 1986, this home features four bedrooms, four full baths, three living areas and contains approximately 4,725 square feet of living area. The exterior of the home is made up of cedar plank on a slab foundation with a metal roof.



The formal living area features vaulted ceilings with dropped ceiling fans, a wood-burning fireplace, concrete tile floors, and a wall of windows overlooking the grounds.



The spacious floorplan creates a seamless flow between various living areas allowing for both intimate gatherings and grand entertaining.



The trophy room (30' x 30') boasts vaulted ceilings, concrete tile floors, a wood-burning fireplace, and a built-in wet bar.





The kitchen (24' x 15') features a large center island cooktop, granite countertops, stained concrete floors, crown molding, tons of cabinet space, built-in double ovens and warming drawer, microwave, dishwasher, disposal, walk-in pantry, Sub-Zero refrigerator and breakfast bar and area.



Just off the kitchen, the formal dining area with its large windows to enjoy the tranquility during each meal. The office (12' x 12') has large windows, ceiling fan and recessed lighting.





The unbelievable master suite (20' x 14') with master bath (15' x 12') is perfect with separate his and her vanities with concrete countertops, large garden tub, and complete with walk-in closet. The downstairs guest bedroom (15' x 12') has its own bathroom.



The second story floorplan allows for two guest bedrooms, each measuring 14' x 14' complete with their own baths and private open decks and its own living space (27' x 18').





The property features a 30' x 30' shop which offers electricity and water along with a walk-in cooler.





All nestled on 10+ acres filled with native oaks and other hardwoods. A city location with a country feel. Additional acreage is available—See Broker for details.





ASKING PRICE: See website for pricing.

TERRAIN:

- Soil—Sandy loam
- Rolling/Hilly/Flat—Rolling
- Wooded or Open—Approximately 90% wooded with hardwoods and approximately 10% open with scattered trees
- Water Source—Creek
- Fencing—Barbwire and pipe fencing
- Road Frontage—Approximately 1,212' on Valle Vista (aka FM 2494, a City maintained road)

UTILITIES AVAILABLE:

- Electric—TXU Energy (877-811-0870)
- Water, Sewer and Trash —City of Athens (903-677-6621)
- Internet—Optimum (866-659-2861)



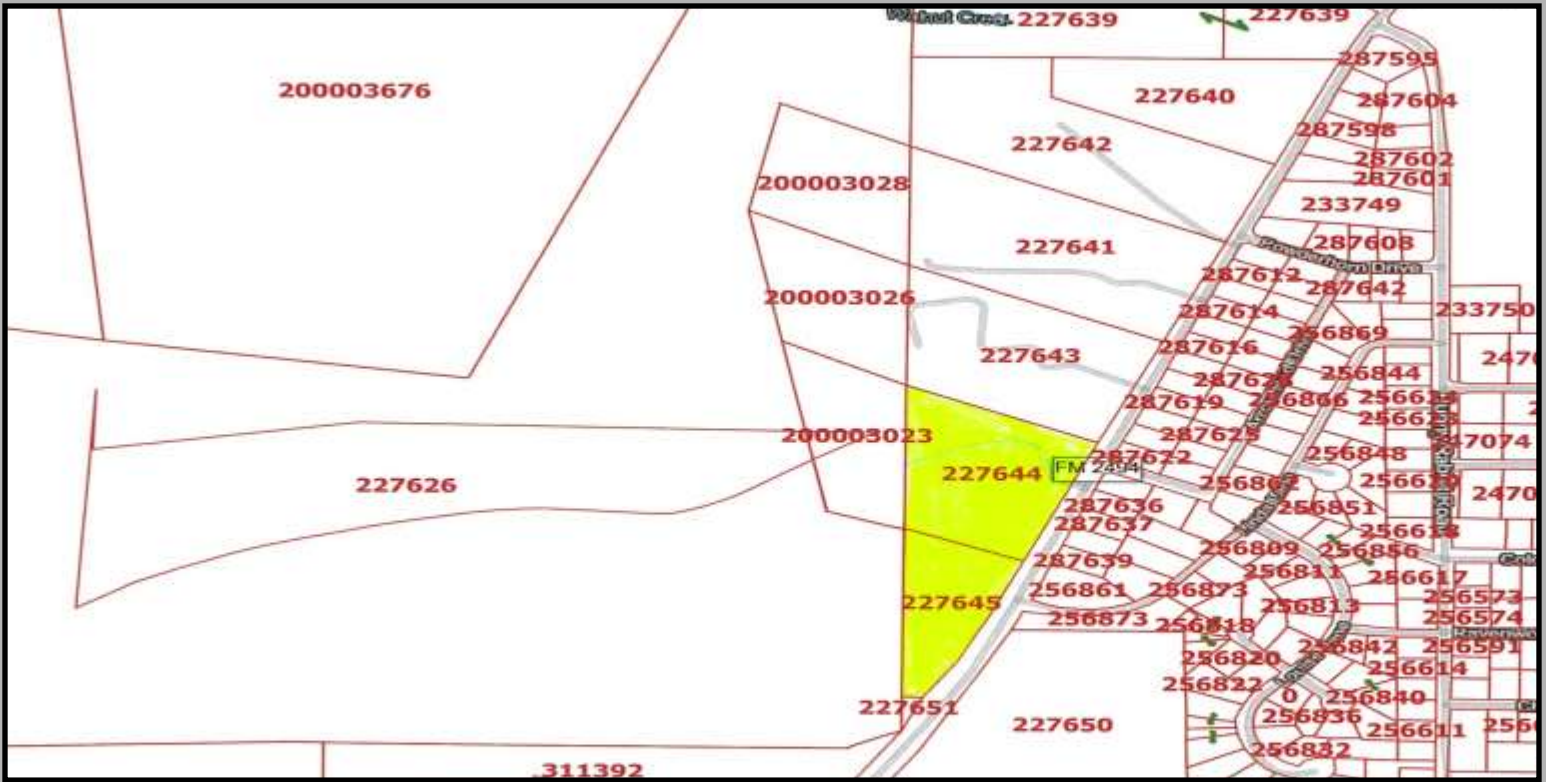
TAXES AND TAXING AUTHORITIES:

- Henderson County
- Athens Independent School District
- Total Estimated Taxes—Approximately \$15,586.24 per year with exemptions (per the Henderson County Appraisal District)

MINERALS:

- 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 with the right of ingress and egress to explore for same.
- Surface Minerals —100% of surface minerals owned by to be conveyed. Surface minerals include but not limited to clay, lignite, iron ore, top soil, sulphur or any minerals which if mined is done be surface mining operations.





Latitude: 32.188854999999997
 Longitude: -95.874340000000004



DIRECTIONS: From the square in Athens, travel approximately 1/2 mile south on Prairieville Street. Take a right on FM 2494 (aka Valle Vista) and travel approximately one mile. The property will be on the right.

