

\$1,295,000 - 3860 Cr 4806, Athens

MLS® #3371796

\$1,295,000

4 Bedroom, 3.00 Bathroom, 2,743 sqft
Residential on 4.46 Acres

South Platte, Athens, TX

SPRING INTO SUMMER with this completely renovated and updated four-bedroom, two-and-a-half-bath home on spacious 4.46 waterfront acreage with approximately 415.65' of lake frontage. This home is designed for the utmost family fun including an open floorplan with large living and dining areas, a master bedroom, a kitchen with granite countertops and all new appliances including a commercial-grade gas range, and a breakfast area overlooking the lake. Other features include a formal dining area, a new 1445 sf custom-designed stained wood deck, an adjacent two-car garage, a workshop (22' x 22') with covered boat storage (11' x 22'), a steel retaining wall, a renovated boathouse with boat and jet ski lifts, new firepit area, new landscaping. and a great swimming area.



Built in 1996

Essential Information

ListingFeed	abor_vow
MLS® #	3371796
List Price	\$1,295,000
Sale Price	\$1,227,500
Sale Date	June 17th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,743
Acres	4.46
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3860 Cr 4806
Subdivision	South Platte
City	Athens
County	Henderson
State	TX
Zip Code	75752

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Water Available
Features	Fishing, Lake
Parking	Detached, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Wood
Appliances	Convection Oven, Dryer, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Dock
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Sprinklers Automatic, Few Trees

Windows	Window Coverings
Roof	Composition
Construction	Brick Veneer
Foundation	Slab

School Information

District	Athens Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District