

906 Valle Vista Dr
906 Valle Vista Dr
Athens, TX 75751

\$1,295,000
15.08± Acres
Henderson County



906 Valle Vista Dr
Athens, TX / Henderson County

SUMMARY

Address

906 Valle Vista Dr null

City, State Zip

Athens, TX 75751

County

Henderson County

Type

Residential Property, Single Family, Horse Property

Latitude / Longitude

32.188831 / -95.8744

Dwelling Square Feet

4,728

Bedrooms / Bathrooms

4 / 4.5

Acreage

15.08

Price

\$1,295,000

Property Website

<https://ranchmanproperties.com/detail/906-valle-vista-dr/henderson/texas/110231/>



PROPERTY DESCRIPTION

Discover an exceptional opportunity at 909 Valle Vista Dr, a captivating traditional-style home nestled on 15.08 acres in Athens, Texas. This expansive property offers the perfect blend of country living with modern comforts, featuring a spacious residence and ample land for equestrian pursuits or simply enjoying the tranquility of nature. Imagine the possibilities of calling this serene Henderson County estate your own.

Location

Situated in the charming city of Athens, Texas, this property benefits from its prime location within Henderson County. Residents enjoy the peaceful atmosphere of a rural setting while remaining conveniently close to local amenities and the highly-regarded Athens school district. This desirable area offers a balanced lifestyle, combining community charm with the privacy of a large acreage.

Land and terrain

Spanning 15.08 acres, the land presents a diverse landscape ready for your vision. The property offers abundant space for various activities, from developing equestrian facilities to creating expansive gardens or simply appreciating the natural beauty of the Texas countryside. The terrain provides a wonderful canvas for designing your ideal outdoor environment.

Improvements and infrastructure

This two-story traditional home, built in 1986, boasts a robust cedar exterior and a durable metal roof, ensuring lasting appeal and low maintenance. Inside, the residence offers four bedrooms and 4.5 baths, providing ample space for family and guests. Comfort is assured with central electric heating and cooling, complemented by ceiling fans and two cozy fireplaces. The kitchen is well-appointed with a built-in refrigerator, dishwasher, disposal, double oven, electric cooktop, and ice maker. Flooring throughout includes a mix of carpet, ceramic tile, and tile, creating a warm and inviting atmosphere. The property is also thoughtfully fenced with barbed wire, pipe, and wire fencing, complete with a gate, offering security and defining boundaries.

Water and utilities

The property benefits from a public water source, ensuring reliable access to water. Utilities include available and connected water services, as well as sewer availability, providing essential infrastructure for comfortable living. These established utilities offer peace of mind and convenience for the homeowner.

Wildlife and vegetation

The expansive acreage is a haven for local wildlife, offering opportunities for observing various species in their natural habitat. The property's existing vegetation provides a rich ecosystem, contributing to the serene and natural ambiance. New owners have the freedom to enhance the landscape further with their preferred plantings, creating a personalized outdoor sanctuary.

Current and potential use

Currently serving as a residential single-family home, this property holds immense potential for continued use in the same vein. Its generous acreage and existing infrastructure also make it an ideal horse property, allowing for the development of equestrian facilities. The versatility of the land invites new owners to explore a range of possibilities, from expanding the residential footprint to cultivating a hobby farm or creating a private recreational retreat.

Access and easements

The property enjoys convenient access, ensuring ease of entry and exit. Natural water access is provided by a creek, adding to the property's charm and potential recreational appeal. Any easements present are designed to maintain the functionality and accessibility of the land, providing clear parameters for its use and enjoyment.

Showing instructions and contact

Contact us today to arrange a private tour and experience the unique charm of this exceptional property.

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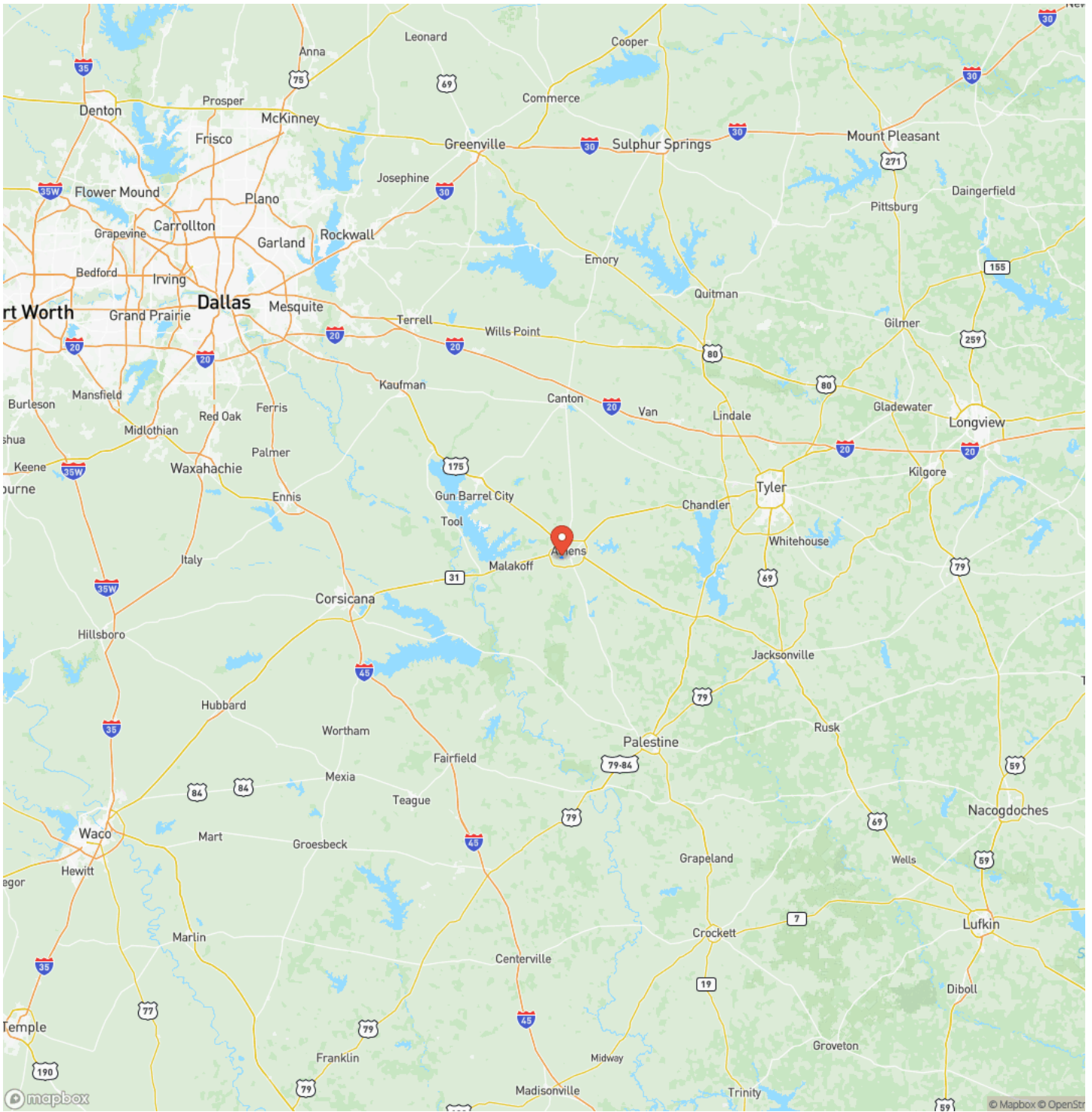


Locator Map



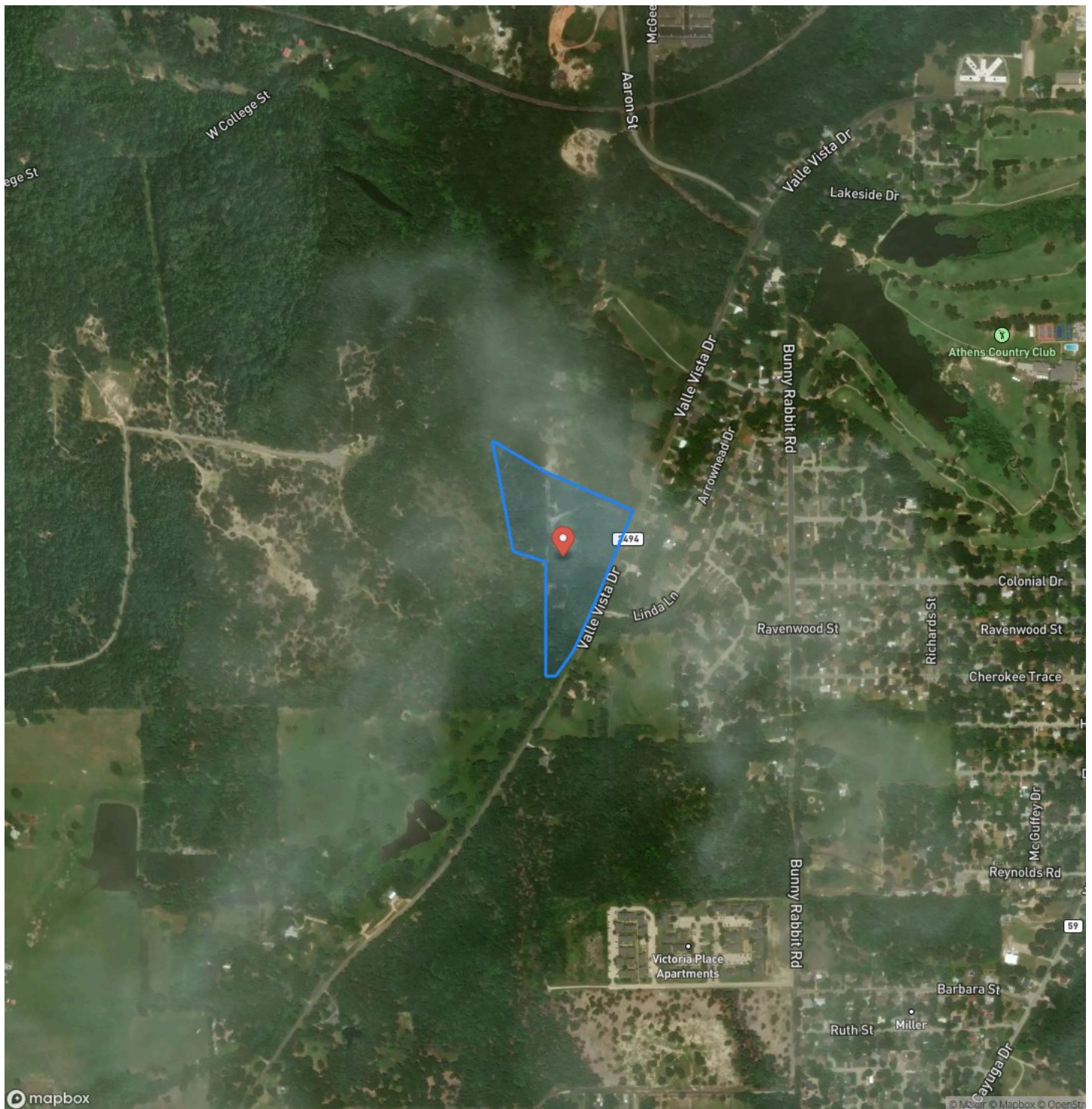
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Athens, TX / Henderson County

Locator Map



906 Valle Vista Dr
Athens, TX / Henderson County

Satellite Map



906 Valle Vista Dr
Athens, TX / Henderson County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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MORE INFO ONLINE:

<https://ranchmanproperties.com/>

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<https://ranchmanproperties.com/>

DISCLAIMERS

All information deemed reliable but not guaranteed. Buyer and buyer's agent responsible for due diligence.



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