



**For Sale** on Market

# \$1,450,000

Call 7133771022 Today!

## 6159 CRESTVIEW DR, ATHENS, TX 75752

14.581-acre retreat-style property near Lake Athens with 3 established short-term rental units, plus a fully renovated 4-bed, 3-bath main home (~2,200 SF) which could be used as an additional income stream, 2 RV pads, and a solar-powered shop. Ideal for STR investors, retreat operators, or family compound buyers. Located just minutes from Lake Athens Marina, the property includes wooded and open land, a laundry/well house, detached utility space, and multiple income streams with room to expand cabins or pads. No STR restrictions in Henderson County.

### GENERAL DESCRIPTION

- Subdivision:** F LAYMANCE SUR
- Property Type:** Country Homes/Acreage - Free Standi
- Stories:** 1
- Garage:** 6 / Detached
- Style:** Ranch
- Year Built:** 1986
- Building Sqft:** 2,163 / Seller
- Lotsize:** 635,148 / Survey
- Key Map:** 1
- MLS# / Area:** 64679400 / 84



**Presented By**  
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**Listing Broker**  
**David Ambrose, Broker**

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Visit <https://www.har.com/64679400> for more information