



For Sale on Market

# \$595,000

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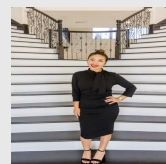
## 9968 COUNTY ROAD 1200, ATHENS, TX 75751

### 4 BEDS, 2 FULL BATH(S)

Welcome to a property that effortlessly answers the age-old question: Can I have luxury and elbow room?—with a confident yes. This 2025 custom-built home sits proudly on 12 acres of Texas beauty, where the long, private driveway ensures two things: 1. you'll feel like you own your own little kingdom, and 2. unexpected guests will have plenty of time to reconsider. Tucked nearly halfway into the property, the home offers privacy without sacrificing practicality. Inside, sophistication takes center stage. The countertops are nothing short of showstoppers—equal parts functional workspace and conversation piece—while the richly stained floors bring a level of style that says, “Yes, I have great taste, and yes, I know it.” The layout is designed for both comfort and quiet bragging rights, complemented by a spacious 2-car garage. Step outside and the land truly shines. Scattered trees are perfectly placed, by God himself, offering shade for cattle and horses who, frankly, will be living a better life than most people. At the same time, there's plenty of lush pasture for grazing, roaming, or simply pretending you're going to start a ranch or farm- no judgment here. And then there's the 24x30 shop—a space with endless potential. Host gatherings, tackle projects, or finally commit to that hobby you've been talking about for years. It's big enough to make things happen and versatile enough to make excuses disappear. In short, this property is refined without being fussy, spacious without being overwhelming, and just the right amount of impressive. It's country living—with a wink and a well-

### GENERAL DESCRIPTION

- Subdivision:** none
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Year Built:** 2025
- Building Sqft:** 1,462 /
- Lotsize:** 522,720
- MLS# / Area:** NTREIS-21245463



Presented By  
**Alyssa Lienau**

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Visit <https://www.har.com/NTREIS-21245463> for more information

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