

\$3,795,000 - 450 South Loop 7, Athens

MLS® #21092448

\$3,795,000

3 Bedroom, 3.10 Bathroom, 3,920 sqft

Residential on 73.48 Acres

na, Athens, TX

Rare 73.48-Acre Estate with Private Lake & Event Venue in Athens, TX

This extraordinary property on the south side of Athens offers 73.48 acres of natural beauty, privacy, and turnkey amenities—ideal as a luxury residence, event venue, or private retreat. Anchored by a stunning 10-acre lake with stone walls, white sand beach, boat ramp, and fountain, the property includes four additional ponds, mature hardwoods, and a maintained, park-like landscape.

The custom 3,920 SF main residence overlooks the lake and features 3 beds, 3.5 baths, expansive porches, a porte-cochere, and professional landscaping. Designed for luxury living and seamless indoor-outdoor enjoyment.

On the western shore, the 40' x 60' architectural steel-frame pavilion offers a high-end event space with commercial kitchen, Austin stone fireplace, ADA restrooms, and retractable curtain walls for year-round use. A lighted pier connects to the pavilion and provides a striking ceremony backdrop. Nearby, a 2,600 SF chapel blends rustic charm with gothic design, including vaulted ceilings, lancet windows, restrooms, and dressing rooms—all nestled in hardwood forest.

Additional features include a 1,300 SF guest



house (2 bed, 2 bath), multiple barns and sheds, asphalt drives, and gated entries for residential and commercial access.

Located on Loop 7 with visibility and convenience—minutes to Athens Municipal Airport, Lake Athens, and within 1.5 hrs of DFW. A rare opportunity to own one of East Texas™ finest mixed-use properties.

Built in 2013

Essential Information

MLS® #	21092448
Price	\$3,795,000
Bedrooms	3
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	3,920
Acres	73.48
Year Built	2013
Type	Residential
Sub-Type	Farm
Status	Active

Community Information

Address	450 South Loop 7
Subdivision	na
City	Athens
County	Henderson
State	TX
Zip Code	75751

Amenities

Utilities	Electricity Connected, Well
# of Garages	2
Garages	Concrete, Gravel
Is Waterfront	Yes

Waterfront	Lake Front
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Interior

Interior Features	Built-in Features, Eat-in Kitchen, Granite Counters, Kitchen Island
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

Exterior

Exterior Features	Covered Porch(es)
Lot Description	Acreage, Landscaped, Sprinkler System, Water/Lake View

School Information

District	Cross Roads ISD
Elementary	Crossroads
High	Crossroads

Listing Details

Listing Agent	Aaron Ablondi
Listing Office	Whitetail Properties Real Estate

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