



**5327 DUSTY ROAD**  
ATHENS, TX 75752



\$995,000



3,486 sqft



5 beds



4 baths

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## DESCRIPTION

Perfect for either a weekend retreat or full time residency, this incredibly spacious lakefront home features 180 linear feet of shoreline on a two-acre lot. Situated in arguably the most beautiful part of Lake Athens, the tree-shaded grounds offer beautiful views and abundant wildlife. Enjoy world class bass fishing right off the large boathouse or wake up to the site of a herd of deer grazing just outside the back door. The home has two primary suites (one on the ground floor and one upstairs), a large bunk room, and several flex spaces. With a new roof and new exterior and interior paint, the well-built home is ready for your new vision inside.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21235358  
**YEAR BUILT:** 1994  
**COUNTY:** Henderson  
**TRACT OR SUBDIVIION:** Lake Athens  
**LIST DATE:** 04/10/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,486  
**TOTAL BEDS:** 5  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**ACRES:** 2.01  
**LOT SIZE (SQFT):** 87,599

## INTERIOR FEATURES

### FIREPLACE:

- Stone
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Garage
- GarageDoorOpener
- GarageFacesSide

### LOT DESCRIPTION:

- BacksToGreenbeltPark
- Waterfront

### SIDING:

- Brick
- Other
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CentralVacuum
  - KitchenIsland
  - MultipleMasterSuites
  - OpenFloorplan
  - VaultedCeilings
  - WalkInClosets
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**LISTED BY:** Matthew Wood 

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**BROKERED BY:** Scout RE Texas