



A HOME FOR THE AGES

210 GUADALUPE CIRCLE
ATHENS, TEXAS 75751



Located in the perfect place to go home to...the highly sought after Bel Air Addition on a quite lazy street, this custom constructed home has been meticulously constructed to bridge the course of time. This four-level floor plan blends effortlessly to create a comfortable, relaxed feel with formal and cozy living areas.

Offered Exclusively By:

STEVE GRANT REAL ESTATE LLC

Steve Grant, Listing Broker

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Built for family gatherings and to be enjoyed, the formal living area and dining area flow perfectly with the finished out basement and den and are great places to hang out and relax.

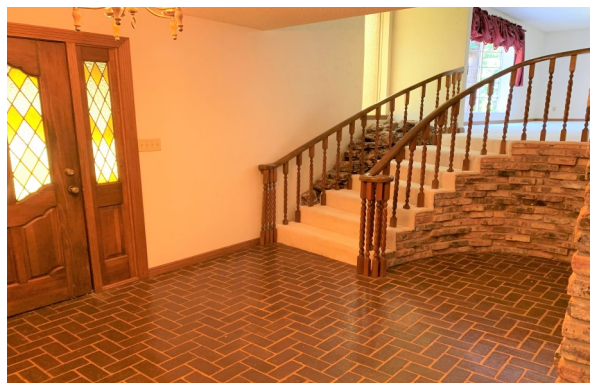
Enjoy an outdoor balcony, the landscaped yard and quiet solitude in the heart of Athens with easy access to Bel Air Elementary School, UT Health Center—East Texas (hospital), the Athens Country Club and Trinity Valley Community College.

This rare find is vacant and is ready to be moved into!

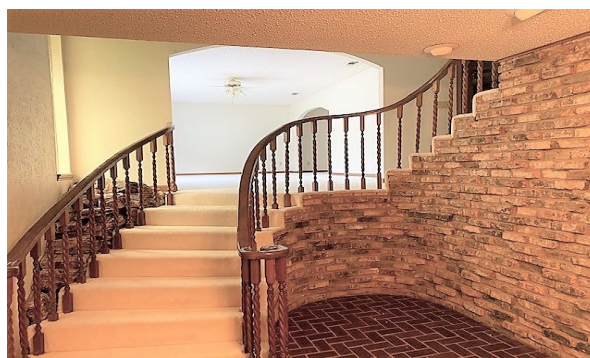
FEATURES INCLUDE:



- **Square Footage**—Approximately 4,177 square feet of living area (per the Henderson County Appraisal District) with central air and heat. Constructed on a concrete slab with brick veneer exterior and composition roof
- **Formal Dining Room** (15.9' x 13') with carpet, ceiling fan and access to balcony overlooking backyard



- Four-level home with entry highlighted by elegant spiral staircase leading up to the guest bedrooms and dining area
- **Formal Living Room** (24' x 15.8') with carpet, ceiling fan and view of landscaped grounds



- **Den** (28.6' x 16.4') with carpet, ceiling fan and gas starter wood-burning fireplace with antique Chicago brick

- **Kitchen** (20' x 15.9') with center work isle, dishwasher, vinyl flooring, ceiling fan, electric oven/range and vent-a-hood and breakfast area with access to covered back porch



- **Master Bedroom** (19' x 15.6') with carpet, ceiling fan, master bath and view of landscaped grounds





- **Guest Bedroom** (19.2' x 15.6') and **Guest Bedroom 2** (17.4' x 14.9') - Each with carpet, ceiling fan and view of landscaped grounds. The property also features a finished-out basement (31.6' x 32') as well as a two car garage (23.10' x 22.2') with side-entry and a aggregate concrete drive.



Located on a quiet circular street in a park-like setting with trees and native rocks, this home is ideal for a child to climb and explore.



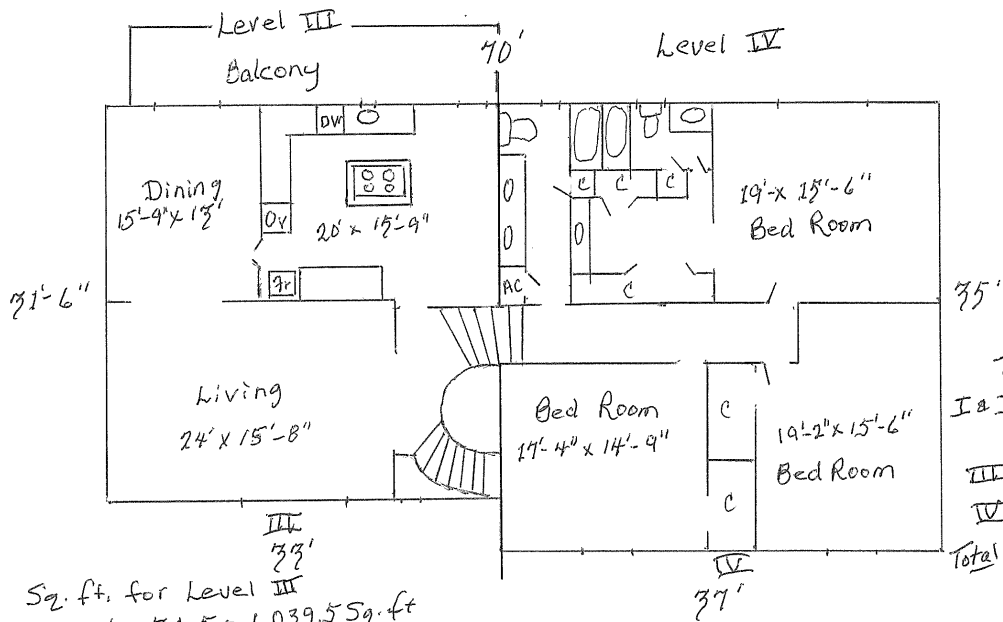
OTHER INFORMATION:

- **Asking Price**—See website for pricing.
- **Site Information**—
Approximately .47 acres in size or 88' x 151' x 161' x 193' per the Henderson County Appraisal District
Approximately 88' of road frontage on Guadalupe Circle
Fencing—Wood privacy fence
- **Utilities Available**—
Electric—Oncor 9(888-313-6862)
Water, Sewer & Trash—City of Athens (903-677-6621)
Cable & Internet—Optimum (877-694-9474)
Telephone—Brightspeed (844-595-0525)
- **Taxes and Taxing Authorities**—
Henderson County
Athens Independent School District
Estimated Taxes—Approximately \$6,202.95 per year with exemptions or \$11,335.52 per year without exemptions per the Henderson County Appraisal District
- **Directions**—
From downtown Athens, take South Prairieville Street approximately .9 mile. Turn right on West Cayuga Drive and go approximately .4 mile. Turn left on Bel Air Drive, left on Guadalupe Drive and then left on Guadalupe Circle. The property is on the left.

Latitude: 32.184881300000001 **Longitude:** -95.858568199999993



210 Guadalupe Circle



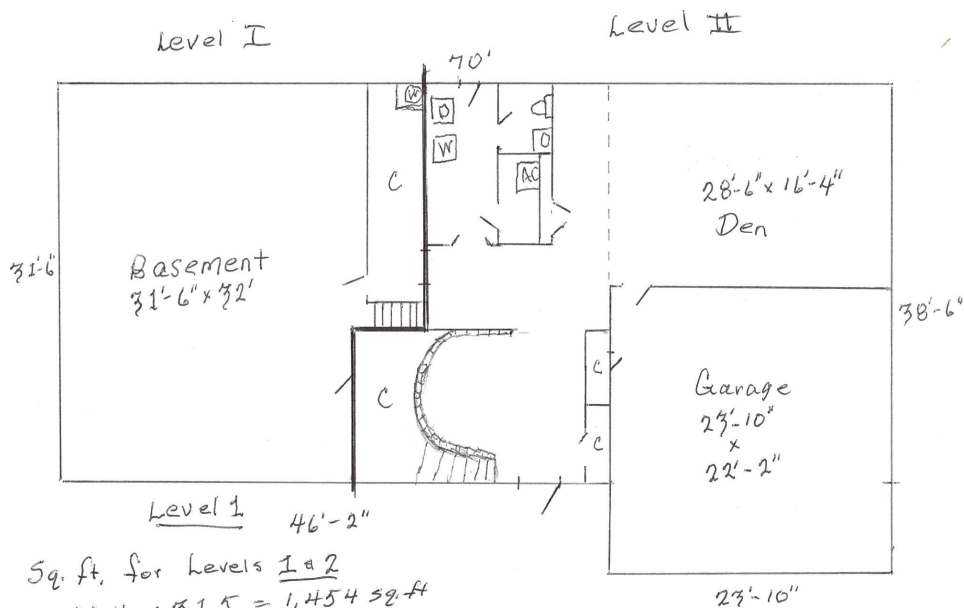
Total Sq. Ft.
 I & II { 1,454
 (+ 388.65
 III 1,039.5
 IV 1,295
 Total 4, 177.15 sq. ft.

Sq. ft. for Level III
 $33' \times 31.5 = 1,039.5 \text{ Sq. ft.}$

Sq. ft. for Level IV
 $37' \times 35' = 1,295 \text{ Sq. ft.}$

$\frac{1}{8}'' = 1 \text{ foot}$

210 Guadalupe Circle



Sq. ft. for Levels I & II
 $46.16 \times 31.5 = 1,454 \text{ sq. ft.}$

+
 $16.33 \times 23.8 = 388.65 \text{ sq. ft.}$
 Total 1,842.65 sq. ft.

$\frac{1}{8}'' = 1 \text{ foot}$

Level 2

