

EXPERIENCE THE JOY OF COMING HOME
1106 HILLSIDE DRIVE
ATHENS, TEXAS 75751



A home of distinction and impressive features under mature oaks in a parklike setting awaits!

Fabulous three bedroom, two and a half bath home located in the highly acclaimed Cedar Bend neighborhood featuring spacious living areas including main living room with vaulted, beamed ceiling with custom designed wood-burning fireplace.

Freshly painted and updated, the home boasts a formal dining area, breakfast room, fabulous kitchen with granite counterops and brick tile backsplash.

Created for comfort and beauty the home flows well for entertaining with easy access to covered and open patio surrounded by azaleas, Japanese maples and exceptional landscaping. For hot days enjoy the vinyl lined pool with new liner in 2024.

Cedar Bend Estate is a “unique” neighborhood and is adjacent to the fabulous Cain Center. Homeowner enjoys a short walk to indoor swimming and waterpark, walking trails, frisbee golf and picnic areas. There are no through streets just stately homes on the tree-lined streets that beckon residents to enjoy the experience of coming “home”!

FEATURES INCLUDE:

- **Main Living Area**—Approximately 2,265 square feet of living area (per the Henderson County Appraisal District). The home was constructed in 1983 (per the Henderson County Appraisal District), but has been updated.



- **Living Room** (23' 22') with vaulted and beamed ceiling, brick wood-burning fireplace, ceiling fan and hardwood flooring



- **Kitchen** (24' x 10') with granite countertops, brick-like backsplash, dishwasher, microwave, disposal, electric oven/range, ceramic tile flooring and beamed ceiling

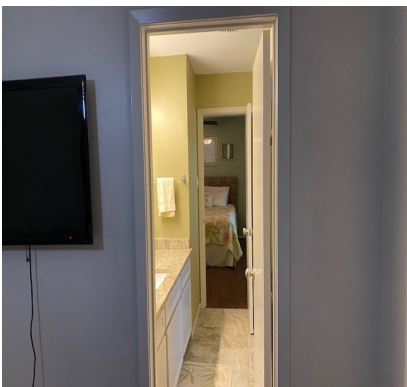




- **Master Bedroom** (17' x 18') with raised ceiling, large closet, hardwood flooring, bath and craft room



- **Guest Bedrooms** (15' x 14' each) with Jack & Jill bath, ceiling fan and generous closet spaces.





OTHER INFORMATION:

- **Construction—**

Brick veneer exterior with composition roof and slab foundation. *New Roof: Due to spring storms, a new roof is being put on the home. Seller shall have new roof put on home prior to closing or provide the fund at closing for a new roof.

Water Heater—Two water heaters (one-electric & one-gas)

Utility Room with washer and dryer connections

Two-car garage with side entry and automatic door lifts

****Note: Mirror in half bath does not remain with the sale of the property, but it is being replaced with another mirror.**

- **Site Information—**

Approximately .35 acres (or 109' x 134') per the Henderson County Appraisal District

Covered/open patio off of main living area and master suite which leads to brick patio and walkway

Fencing—Wood privacy fence in backyard

Aggregate concrete driveway

Automatic sprinkler system

Vinyl-lined pool overlooking landscaped grounds with carpet like St. Augustine grass, seasonal plants, azaleas, Japanese maples and native hardwoods creating a parklike setting.

- **Utilities Available—**

Electric—Oncor (888-313-6862)

Water, Sewer & Trash—City of Athens (903-677-6621)

Gas—Atmos (888-286-6700)

Cable & Internet—Optimum (877-694-9474)

Telephone—Brightspeed (844-595-0525)

- **Taxes and Taxing Authorities—**

Henderson County

Athens Independent School District

Athens Municipal Water Authority

Estimated Taxes—Approximately \$3,855.67 per year with exemptions or \$6,217.87 per year without exemptions per the Henderson County Appraisal District

- **Directions—**

From downtown Athens, take South Palestine Street to Hillcrest Drive. Take a left on E. Oval Drive then a right on Hillside Drive and the property is on the right.

Latitude: 32.183904699999999

Longitude: -95.847191199999997

**** Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.**



ASKING PRICE: See website for pricing.

