



611 LAUREL ROAD ATHENS, TEXAS



Charming 1,647 square foot home with bonus living quarters. This beautiful residential property offers ample living space complimented by an additional second living quarters. Perfect for extended family or guests.

Offered Exclusively By:

STEVE GRANT REAL ESTATE LLC

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Features Include:

- Living Area—Approximately 1,647 square feet constructed in 1957 (per the Henderson County Appraisal District)
- Construction—Brick veneer constructed on a slab foundation and composition roof
- Living Area (22' x 13') with ceiling fans and carpet
- Kitchen (15' x 12') with electric oven and range, dishwasher, disposal, microwave, refrigerator and laminate flooring
- Dining Area (12' x 12')
- Four bedrooms and four baths
- Master Bedroom (25' x 12') with ceiling fan and carpet and bath with vinyl flooring, tub and shower
- Guest Bedroom (12' x 12'), Guest Bedroom 2 (13' x 13') and Guest Bedroom 3 (12' x 13')
 - All with ceiling fans and carpet
- Central air/heat (electric)
- Electric hot water heater
- Additional living quarters
- Laundry room with washer/dryer connections
- One car garage with front entry and golf car storage
- Concrete driveway with covered carport
- Covered front porch and back patio
- Fenced-in backyard with chainlink fencing and storage building
- Lot Size—Approximately 0.35 acre (or dimensions of 106' x 122')
- Utilities Available—
 - Electric—Oncor
 - Phone/Cable/Internet—Optimum
 - Water/Sewer/Trash—City of Athens
- 2024 Taxes—Approximately \$4,117.98 per year without exemptions (per the Henderson County Appraisal District)
- Athens Independent School District
- Located near the Cain Center and schools



ASKING PRICE—\$239,000.00



