

UPDATED HOME WITH OLD TOWN CHARM
302 W. COLLEGE STREET
ATHENS, TEXAS 75751



Discover this fabulous home located in the heart of Athens. Located on two lots, this two bedroom, one bath home features hardwood floors and a covered front porch.

Offered Exclusively By:

STEVE GRANT REAL ESTATE LLC

Steve Grant, Listing Broker

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GENERAL INFORMATION

LOCATION: The subject property is located at 302 and 210 W. College Street in Athens.

Directions: From Athens town square, go south on Prairieville Street. Turn right onto W. College Street and the property is on the right.

Latitude: 32.203503499999997

Longitude: -95.857450700000001

ASKING PRICE: See website for pricing.

PROPERTY DESCRIPTION:

- Construction—Frame exterior with a new composition roof on a pier and beam foundation constructed in 1948 per the Henderson County Appraisal District
- Square Footage—Approximately 1,240 square feet per the Henderson County Appraisal District
- Large living area with wood-burning fireplace
- Kitchen with electric range/oven, refrigerator and washer/dryer
- Parlor/Bonus room
- Dining room
- Main bedroom with wood-burning fireplace and access to screened-in breezeway
- Central air (electric)/heat (gas)
- Electric hot water heater
- Burglar/fire alarm system
- Site Size—Approximately 1.06 acres

UTILITIES AVAILABLE:

- Water, Sewer and Trash—City of Athens (903-677-6621)
- Electric—TXU Energy (800-818-6132)
- Telephone—Brightspeed (844-595-0525)
- Cable/Internet—Optimum (877-694-9474)

TAXES AND TAXING AUTHORITIES:

- City of Athens
- Henderson County
- Athens Independent School District
- Total Estimated Taxes—Approximately \$2,856.53 per year (per the Henderson County Appraisal District) without exemptions.

**** 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.



The home celebrates a golden era with lots of charm, character and updates.

