

A PLACE TO CALL HOME

821 EAST CLINTON AVENUE
ATHENS, TEXAS



Immaculate traditional style three bedroom, two bath home with updated features in a great location!

ASKING PRICE:
See website for pricing.

Features Include:

- Living Area—Approximately 1,705 square feet (per the Appraiser)
- Age—Originally constructed in 1969
- Formal Living Area (12' x 16')
- Den/Main Living Area (18' x 20') with wood-burning fireplace with gas starter
- Galley Style Kitchen (13' x 18') with new dishwasher and microwave in 2018, convection oven range
- Breakfast Area (10' x 12')
- Master Bedroom (17' x 15') with updated master bath including new vinyl wood look plank flooring (2018) and mirrors (2023)
- Two Guest Bedrooms with ceiling fans—Bedroom 1 (14' x 13') and Bedroom 2 (15' x 13')
- Custom hardwood flooring throughout the home
- Laundry/Utility Room with new vinyl tile flooring in 2023 and washer and dryer hookups
- Guest Bathroom with man-made marble installed in 2015 and new vinyl wood look plank flooring in 2023
- Central air/heat (gas)
- Energy efficient windows
- New gas water heater (2022)
- Construction—Brick veneer constructed on a slab foundation and composition roof
- Two car garage with automatic garage door open, side entry and new paint in 2023
- Covered back patio offering a great place for entertaining
- Fenced in yard
- Corner Lot—Approximately 0.286 acre in size
- Metal shop building containing approximately 320 square feet with storage and a 128 square foot covered area (per the Henderson County Appraisal District)
- Utilities Available—
Electric—TXU Energy
Gas—Atmos Gas
Phone/Cable/Internet—Optimum
Water/Sewer/Trash—City of Athens
- 2023 Taxes—Approximately \$4,177.13 per year without exemptions (per the Henderson County Appraisal District)
- Athens Independent School District
- Located near the Cain Center, schools and churches

Enter into a home that simply feels well maintained and ready to move into but most of all just feels like home!



Den, Breakfast Area & Kitchen



Kitchen & Den with Wood-Burning Fireplace



Den (Pic 1) & Formal Living Area/Office Area (Pics 2 & 3)



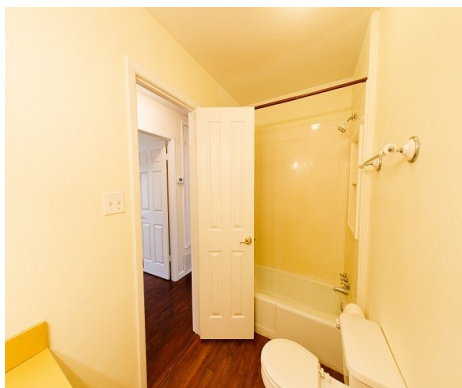
Master Bedroom and Master Bath



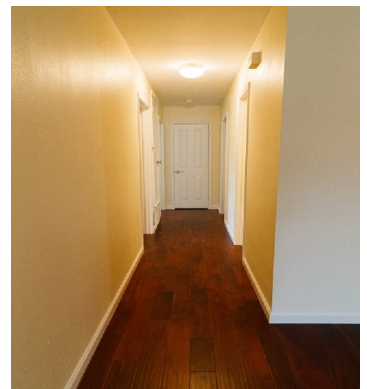
Master Closet & Guest Bedroom #1



Guest Bedroom #2



Guest Bath and Utility Room



Master Bath Linen Closet, Entry Closet (by Front Door), Hall Closet & Hallway



East Side, Back Side and West Side of Home



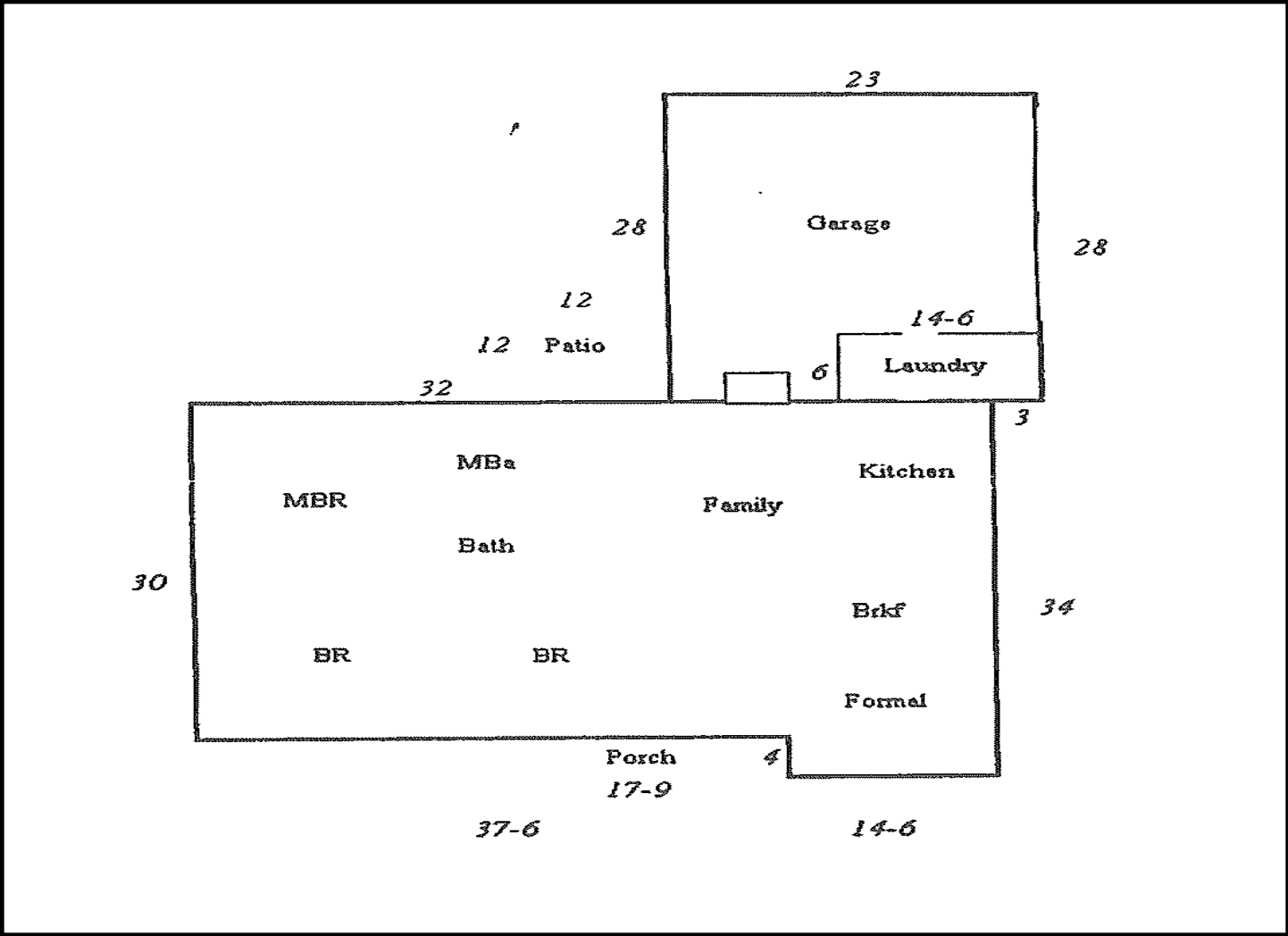
Backyard, Workshop and Covered Patio Area

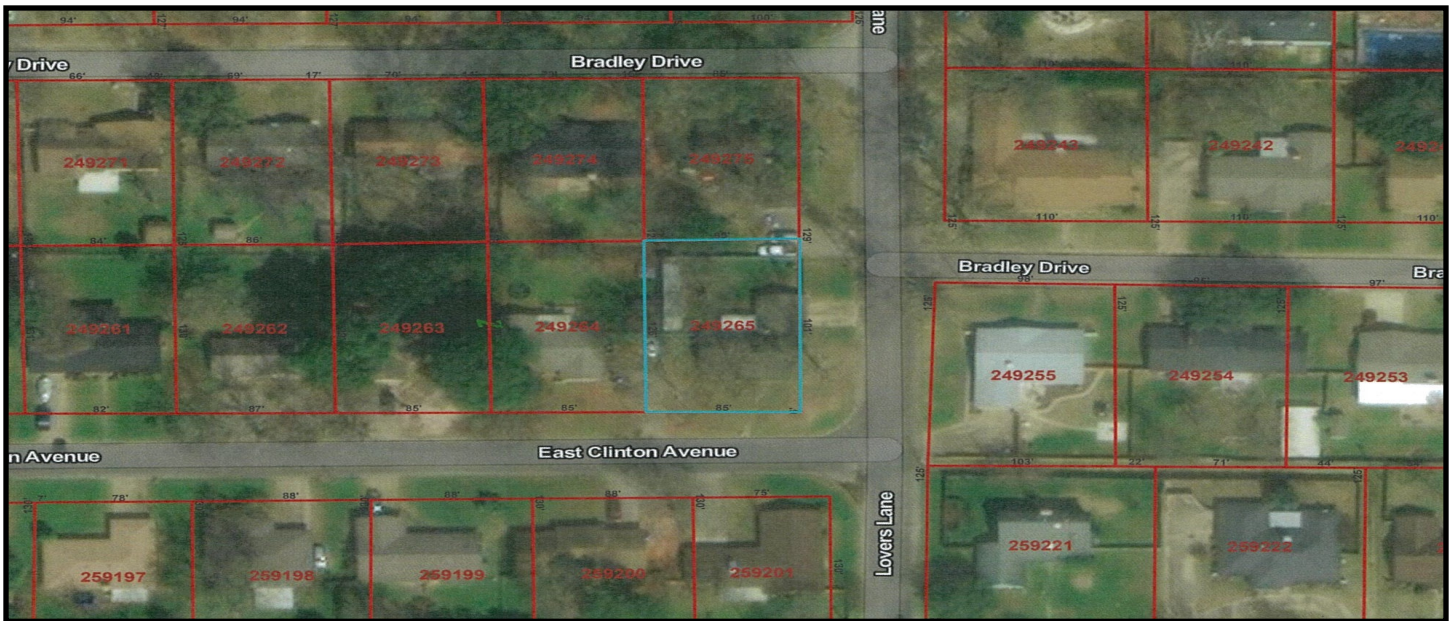
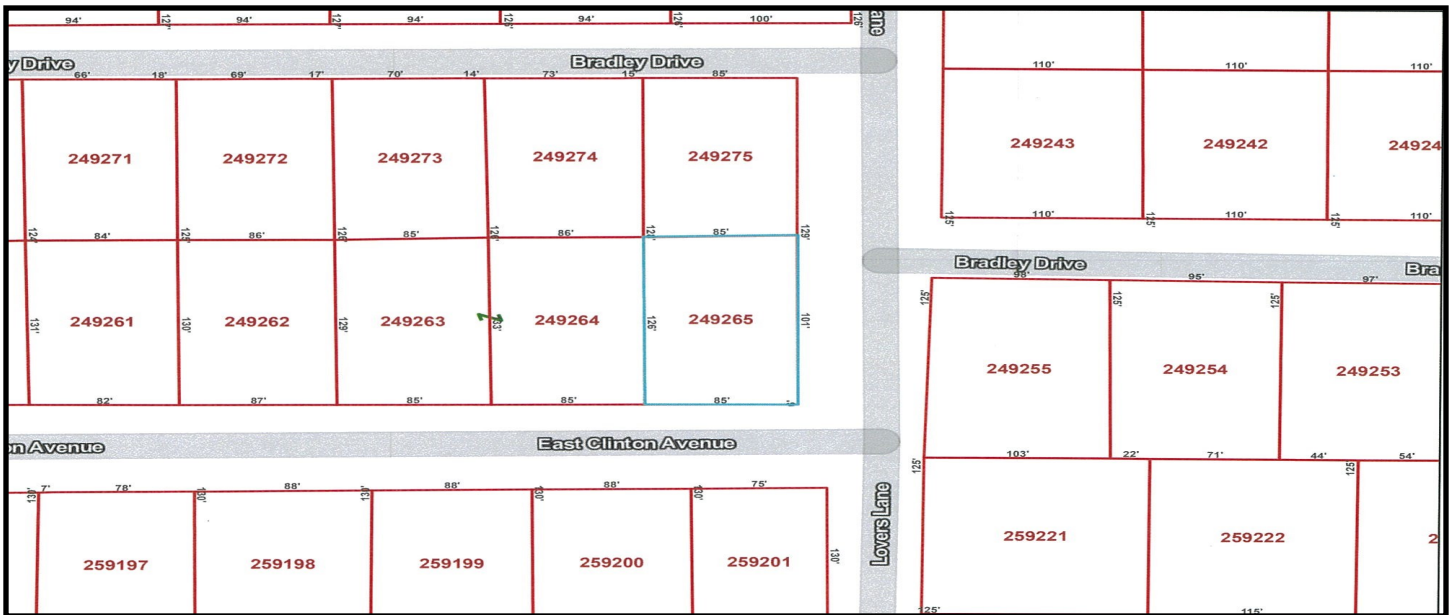


East Side Views of Home & Grounds



Street Scenes—Lovers Lane & East Clinton Avenue & Intersection of Same





Directions:

From Athens town square, take South Palestine Street to Robbins Road. Turn left on East Clinton Avenue and the property is located at the corner of Clinton Avenue and Lovers Lane.

GPS Coordinates:

Latitude 32.192881300000003
Longitude -95.841297499999996