A HOME FOR THE AGES
822 BUNNY RABBIT ROAD
ATHENS, TEXAS

THIS HOME IS A MUST SEE! Updated in 2023 with new granite countertops in kitchen, new electric range and dishwasher, new floor coverings, and new paint. Features include formal living and dining rooms, a spacious den with a woodburning fireplace, and a covered back patio. Located in a great neighborhood close to Athens Country Club and schools.

Features Include:

- Living Area—Approximately 2,055 square feet (per the Henderson County Appraisal District)
- Age—Originally constructed in 1973
- Construction—Brick veneer constructed on a slab foundation and composition roof
- Formal Living Area (18' x 17')
- Den (20' x 15') with crown molding, ceiling fan, carpet and a wood-burning fireplace
- Kitchen (17' x 15') with new granite countertops (2023), electric cook-top and oven, dishwasher, disposal, pantry, and refrigerator
- Breakfast Nook (10' x 12')
- Three bedrooms and two baths
- Master Bedroom (17' x 16') with great closet space and bath with tile shower
- Two Guest Bedrooms (14' x 12' each) with ceiling fans
- New paint and floor coverings in 2023
- Central air/heat (electric)
- Electric hot water heater
- Laundry/Utility Room (10' x 12') with washer/dryer connections
- Central air/heat (electric)
- Burglar/fire alarm
- Two car garage (20' x 24') with automatic garage door opener, and side entry
- Concrete driveway
- Covered front porch and back patio
- Landscaped yard with sprinkler system
- Fenced-in backyard with wood and chainlink fencing
- Corner Lot—Approximately 0.412 acre (135' x 133') in size
- Utilities Available—
  Electric—TXU Energy
  Phone/Cable/Internet—Optimum
  Water/Sewer/Trash—City of Athens
- 2024 Taxes—Approximately $3,460.00 with exemptions or $5,325.00 per year without exemptions (per the Henderson County Appraisal District)
- Athens Independent School District
- Located near the Athens Country Club and schools

Comfortable, versatile and convenient! A lovely home with fabulous opportunity for family living!

ASKING PRICE—See website for pricing.