

# 7205 FM 1615 ATHENS, TEXAS 75752



Welcome to your dream countryside retreat nestled on five acres of serene private land. This property is a true gem for those seeking peace and space.





# Features Include:

- Living Area—Approximately 1,312 square feet constructed in 1938 (per the Henderson County Appraisal District)
- Construction—Vinyl siding constructed on a pier and beam foundation with a composition roof
- Living Area (21' x 15') with ceiling fan and, woodburning fireplace and lots of windows overlooking the property
- Kitchen (15' x 12') with electric oven and range, dishwasher, disposal, microwave, refrigerator and breakfast bar
- Two bedrooms and two baths
- Master Bedroom (15' x 12') with walk-in shower
- Guest Bedroom (12' x 12') with ceiling fan
- Central air/heat (electric)
- Electric hot water heater
- Hardwood floors throughout
- Utility room with washer/dryer connections
- Two car carport with front entry and storage
- Gravel driveway
- Covered front porch and screened-in porch
- Fenced-in backyard with chainlink fencing
- Lot Size—Approximately 5 acres)
- Utilities Available—  
Electric—TVEC  
Phone/Cable/Internet—Optimum  
Water—Virginia Hill Water Supply  
Septic—Septic system
- 2024 Taxes—Approximately \$4,071.69 per year without exemptions (per the Henderson County Appraisal District)
- Athens Independent School District

**ASKING PRICE—See website for pricing.**



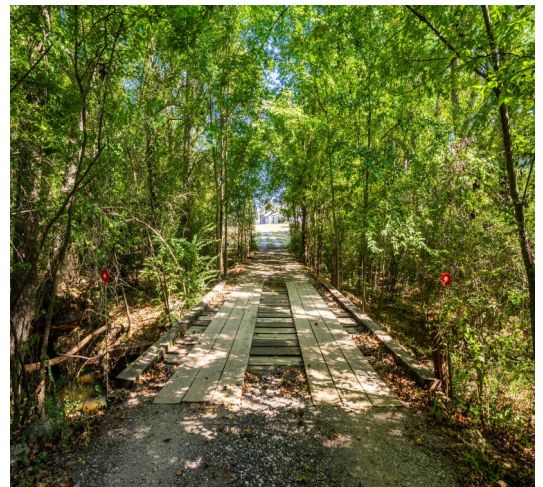








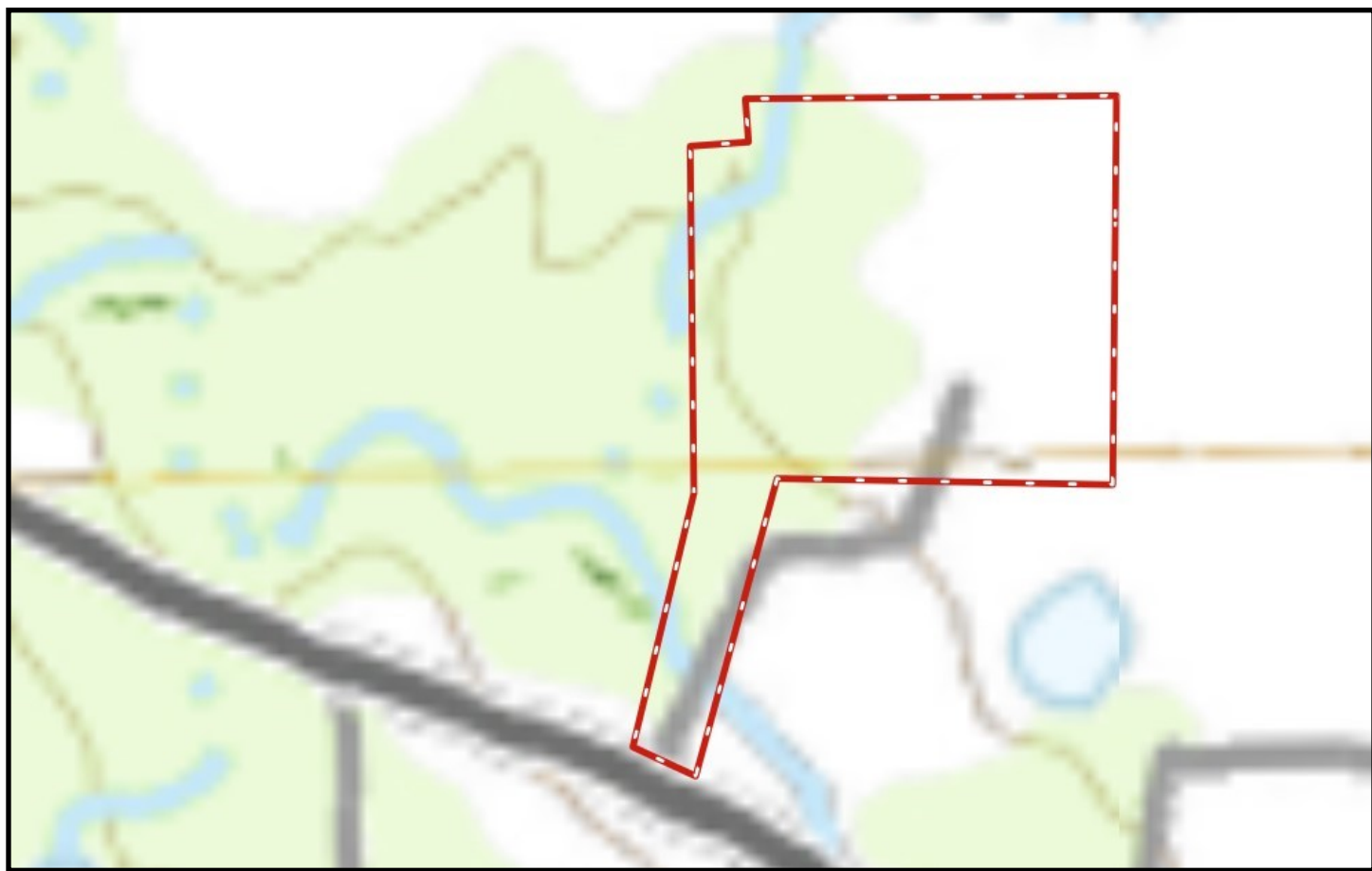
















**Directions:** From Athens, travel south on Highway 19 approximately 3.5 miles. Take a left on FM 1615, travel approximately one mile and the property is on the left.

