

# 208-A WILLOWBROOK ATHENS, TEXAS



Welcome to this spacious 2,049 square-foot home located within the Bel Air Addition. This beautifully maintained property offers the perfect blend of comfort and accessibility of being near the heart of the community. Don't miss the opportunity to make it yours.





# Features Include:

- Living Area—Approximately 2,049 square feet constructed in 1983 (per the Henderson County Appraisal District)
- Construction—Brick veneer exterior constructed on a slab foundation with a composition roof
- Large living area with a wood-burning fireplace with mantle, recessed lighting, laminate wood flooring, ceiling fan and sliding barn-like door
- Kitchen with granite countertops, lots of cabinet cabinets/storage, a set-up bar, dishwasher, electric oven and cooktop, vent-a-hood, disposal, microwave, and ceramic tile flooring
- Dining area with chandelier and bay window located just off kitchen overlooking the backyard
- Three bedrooms and two baths
- Master bedroom with laminate wood flooring, ceiling fan, walk-in closet, and bath with double vanities, tub/shower and ceramic tile flooring
- Two guest bedrooms with ceiling fan and laminate wood flooring overlooking the grounds
- Guest bath with ceramic tile shower and flooring
- Central air/heat (electric)
- Gas hot water heater
- Smoke detector
- Two car garage with garage door opener and front entry
- Concrete driveway
- Sprinkler system
- Covered front porch and back patio
- Fenced-in backyard with wood fencing and storage building
- Lot Size—Approximately 0.22 acre (or dimensions of 77' x 118' x 77' x 110')
- Utilities Available—  
Electric—Oncor  
Gas—Atmos Energy  
Phone/Cable/Internet—Optimum  
Water/Sewer/Trash—City of Athens
- 2024 Taxes—Approximately \$7,423.52 per year with exemptions or \$5,528.03 per year without exemptions (per the Henderson County Appraisal District)
- Athens Independent School District
- Located near the Athens Country Club, the Cain Center, UT Health Center-Athens, Christus Trinity Clinic as well as other medical facilities, churches and schools. Bel Air Elementary School is located across the street from the subject property.

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







