



720 Mulberry Drive

LOCATION IS KEY! This charming home is located within a 5 minute walk to the Athens Country Club or Trinity Valley Community College!

See Website For Pricing

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FEATURES:

- 4 Bedrooms, 2.5 Baths
- Built in 1965
- Approximately 1,654 square feet (per HCAD)
- Formal living/dining room (11.5' x 23') with carpet
- Den (16' x 20') with gas log fireplace, carpet
- Kitchen/breakfast room (11.5' x 17.5') with dishwasher, electric cooktop, oven and microwave
- Laundry area with 1/2 bath located between breakfast area and garage
- Hall bath with a walk-in tub
- Master Bedroom (11.5' x 20') with walk-in closet
- Master Bath with tile shower and closet
- Guest Bedroom 1 (11.5' x 11.5') with carpet
- Guest Bedroom 2 (13.5' x 11.5') with carpet
- Guest Bedroom 3 (11.5' x 11.5') with carpet
- Screened-in back porch

*** All measurements are approximate*

OTHER FEATURES:

- Central gas heat and electric air
- Gas water heater
- Roof - 1 year old, composition shingles
- Slab foundation
- Attached, oversized two-car garage, rear entrance with auto opener
- Detached one-car or golf cart garage with storage room and auto opener
- Fenced back yard
- Sprinkler system
- Lot Size - Approximately 150' x 101')

OTHER INFORMATION:

- Water - City of Athens
- Sewer - City of Athens
- Electric - Oncor Electric (currently with Stream Energy)
- Gas - Atmos
- Cable - Optimum
- Trash - City of Athens
- Telephone/Internet - Currently Optimum
- Athens Independent School District
- Current Taxes - Approximately \$2,264.00 annually with exemptions (per the Henderson County Appraisal District)

*** This property is located in a Municipal Utility District. For more information, go to www.athenstxwater.org.*

*** Note: This material is based upon information which we 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.*



PRIMARY BEDROOM & BATH



GUEST BEDROOMS, HALL BATH & HALF BATH





