

705 MULBERRY DRIVE

Athens, Texas 75751

“Elegant Living in Athens’ Premier Location!”



Nestled in one of Athens’ most coveted areas, just a short golf cart ride from Athens Country Club, this exquisitely designed two-bedroom, three-bath home blends timeless elegance with modern comfort. Every detail has been thoughtfully curated, from the gleaming hardwood floors to the intricate crown molding and soaring ceilings, creating an atmosphere that truly feels like home.

Designed for both grand entertaining and intimate gatherings, the formal dining room sets the stage for memorable occasions, while the breakfast area offers a cozy space to start your day. The chef’s kitchen boasts a center island, ample counter space, and high-end finishes, making it both functional and beautiful.

The heart of the home is the expansive living room, where a stunning handcrafted oak fireplace serves as the perfect focal point. For a more relaxed setting, step into the sunlit solarium, where panoramic views of the landscaped grounds and an open-air patio create an inviting retreat.

Both spacious bedrooms feature individual sitting areas, ensuring privacy and comfort. The primary suite is a true sanctuary, complete with huge walk-in closets, dual vanities, and its own private screened-in porch—a perfect escape for morning coffee or evening unwinding.

Discover the exceptional craftsmanship and warm ambiance that make this home one of Athens’ most unique and inviting residences. Schedule your tour today!



FEATURES INCLUDE:



Exquisite entry hall greets guest.



Main Living Area (23.5' x 18.6') with tall ceiling, hardwood flooring, built-in bookshelf and gas fireplace with handcrafted decorative mantel adjacent to wet bar room with icemaker and wine refrigerator.



Formal Dining Area (18' x 13') with room for buffet.





Kitchen (15' x 16') —A special culinary design with a center work isle, refrigerator, gas grill, granite countertops, double oven, microwave, warming drawer, and large pantry.



Breakfast Area/Sitting Area (20' x 15') —Located adjacent to kitchen. Great place for “back door” guest to congregate.



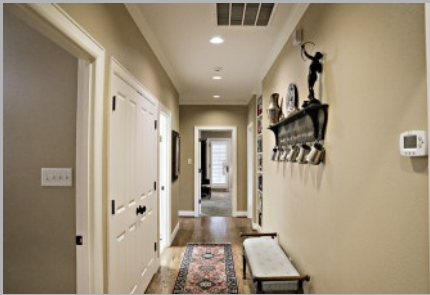
Office/Study (13' x 13') with built-in storage area and access to enclosed sunporch with ac/heat. This room could be converted into a third bedroom, if needed.



Primary Suite (18' x 14') with access to private screened-in porch, sun porch living area, sitting area and bath with separate tub, shower, separate vanities and huge walk-in closet.



Guest Bedroom—Private with sitting area and bath with tub/shower.





Utility room with sink and ample storage.



Sun Porch (28' x 10') — Enclosed for comfort with rollout windows, view of open patio, and landscaped grounds.



OTHER FEATURES OF THE HOME:

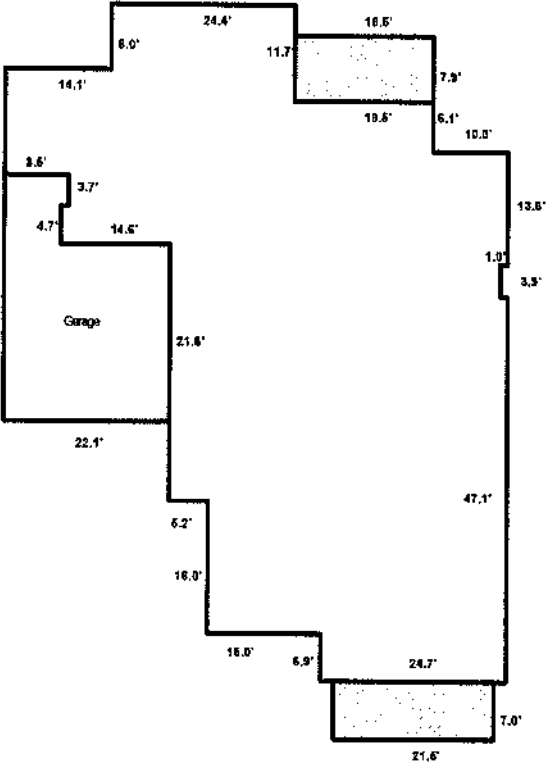
- Living Area—Estimated to be 3,578 square feet (per the Appraiser) including an enclosed heated/cooled sunroom/porch area
- Oversized two-car garage with automatic door lift and workshop area
- Construction—Handcrafted by renown builder, Monty Brazal, in 2010 with brick veneer exterior, composition roof, foam insulation and a slab foundation
- Central air (electric)/heat (gas) with zoned coverage
- Tankless hot water heater (gas)
- Guest parking at the front of the home
- Covered parking at main entry
- Private drive with crushed gravel to access golf cart/accessory building in backyard
- Open patio
- Sprinkler system
- Underground electric service to the home
- Lot Size—Two beautifully landscaped lots containing approximately .6286 acre with approximately 179.15' of frontage on Mulberry Drive

- Utilities Available—
Electric—Reliant Energy (855-671-7972)
Water/Sewer/Trash—City of Athens (903-677-6621)
Cable/Internet—Optimum (877-694-9474)
Gas—Atmos Gas (888-286-6700)
- Taxes—Approximately \$13,890.01 per year with exemptions and approximately \$16,765.83 per year without exemptions (per the Henderson County Appraisal District)
- Located close to public schools, Trinity Valley Community College as well as churches and medical facilities including UT Health Athens and Christus Trinity Clinic

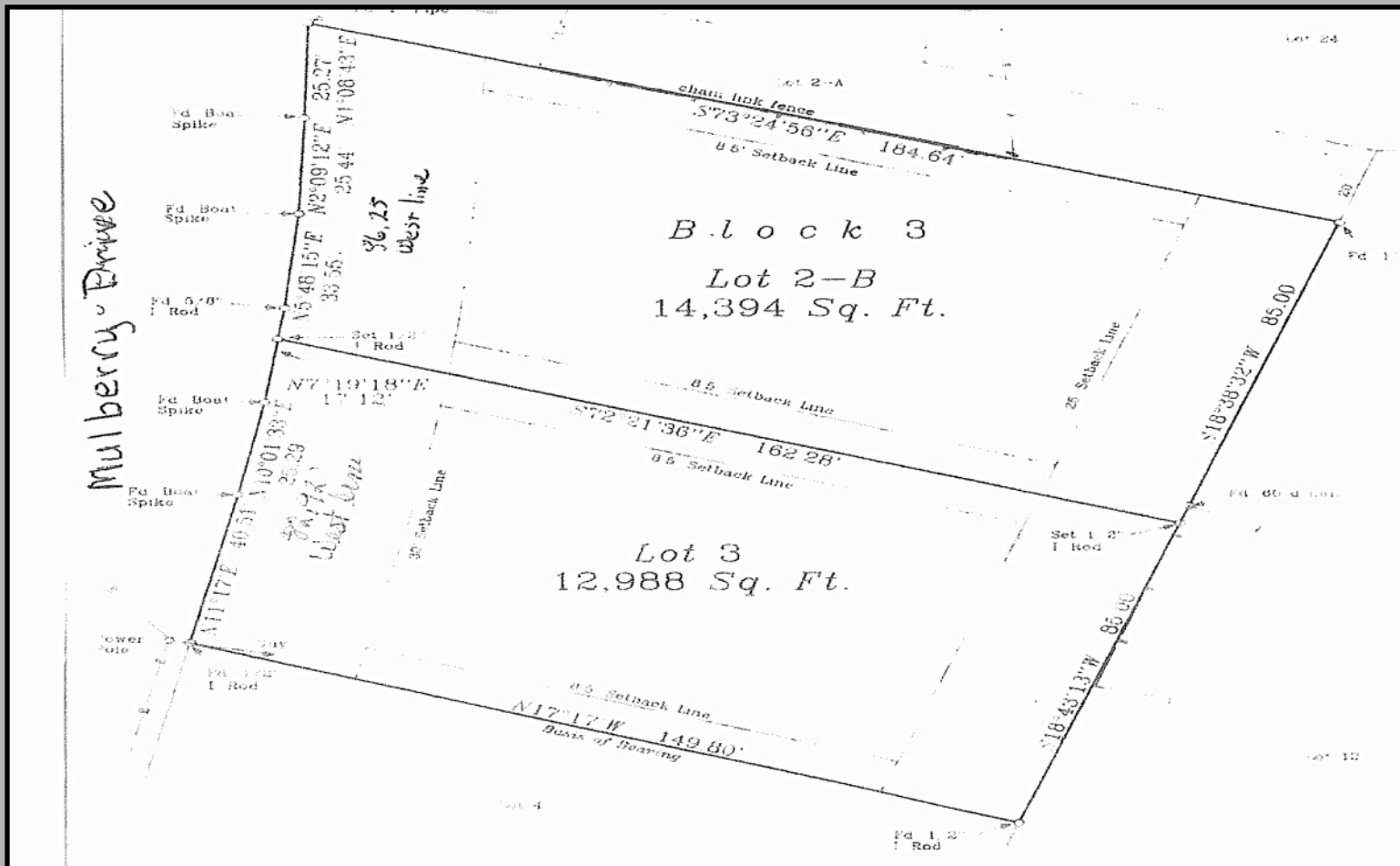
ASKING PRICE—See website for pricing.

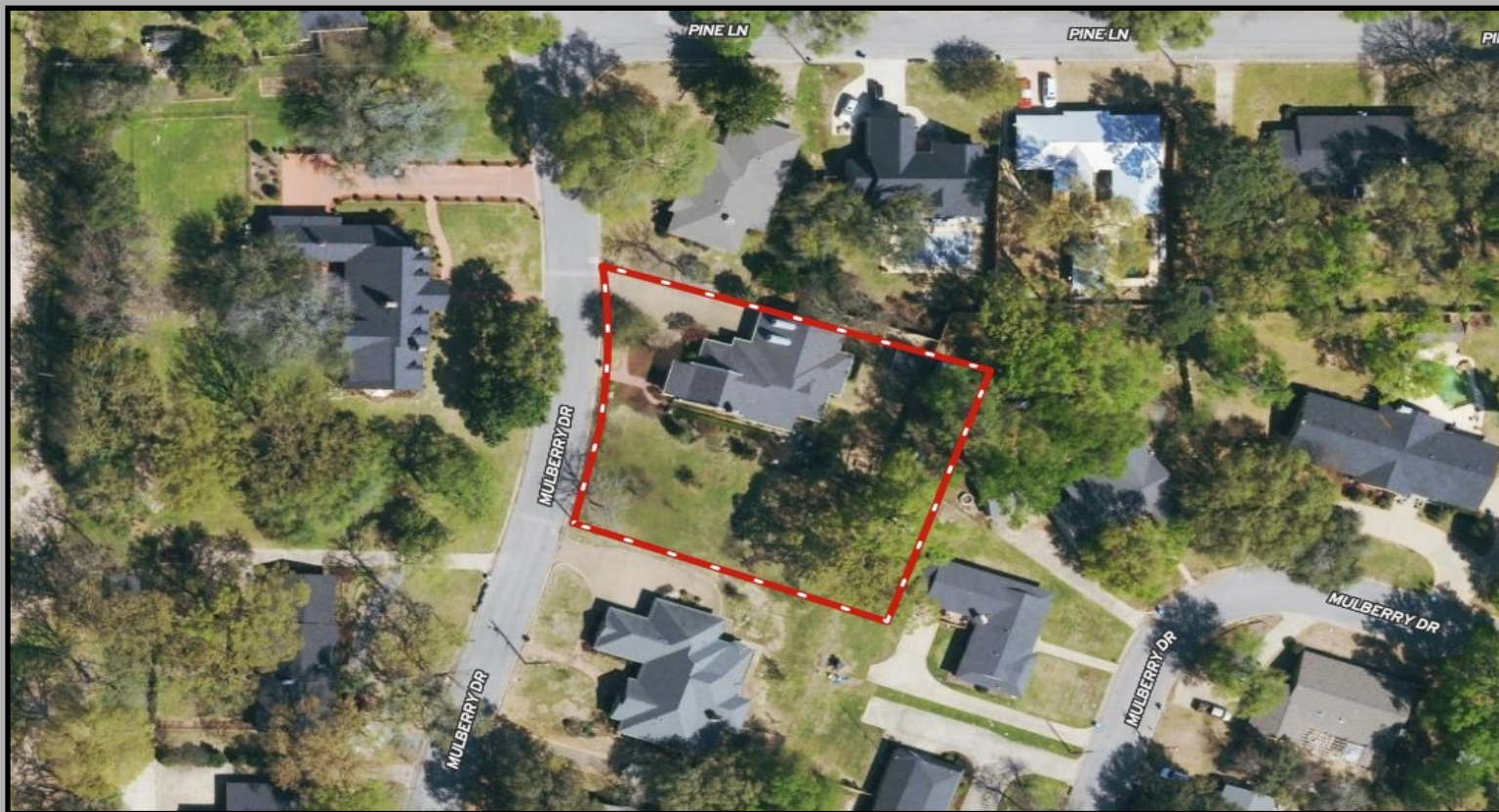


SKETCH



SUMMARY	SQ. FT. AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area			First Floor	
First Floor	3576.1	303	24.4 X 29.4 =	717.3
			14.1 X 13.0 =	183.3
			18.5 X 65.0 =	1202.5
Garage			10.0 X 13.8 =	138.0
Garage	543.9	106	5.6 X 8.4 =	47.0
			1.0 X 4.7 =	4.7
Porch			16.4 X 31.3 =	513.3
Porch	150.5	57	9.0 X 51.0 =	459.0
Screen Porch	146.1	53	1.0 X 47.1 =	47.1
			11.2 X 16.0 =	179.2
			14.7 X 5.9 =	86.7
			Total	3576.1





DIRECTIONS:

From the Athens town square, go south on Prairieville Street, then turn right on Park Drive. Take a left on Mulberry and the home is on the left.

GPS COORDINATES:

Latitude 32.191593599999997

Longitude -95.860742899999991

