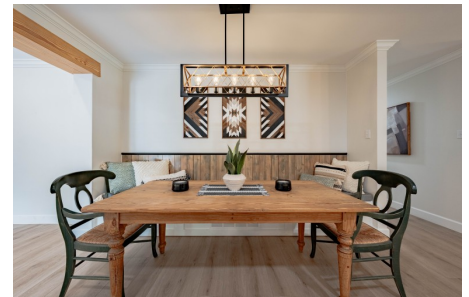


# 804 E. CLINTON AVENUE

## Athens, Texas 75751



Welcome to this beautifully renovated 1,581-square foot home where modern comfort meets timeless style. Designed with an open floor plan, this home offers a spacious and seamless flow, ideal for both everyday living and entertaining.



# Features

- Three bedroom, two bath home with open floorplan and approximately 1,581 sq ft (per the Henderson County Appraisal District)
- Construction—Built in 1976 with brick exterior, slab foundation and composition roof with front-entry two car garage
- Living Room (18' x 15') with brick fireplace with gas logs and gas starter
- Kitchen (12' x 12') with dishwasher, disposal, vent-a-hood, electric oven, gas cooktop, microwave, kitchen island with sink and granite countertops
- Dining Room (12' x 12')
- Primary Bedroom (14' x 12') with bath with shower, dual sinks, built-in cabinets and granite countertops
- Guest Bedroom #2 (12' x 10') and Guest Bedroom #3 (12' x 10') — Both with ceiling fans
- Guest bath with built-in cabinets, shower and granite countertops
- Office/Playroom (12' x 10')
- Utility Room (12' x 6') with washer and dryer connections
- Central air (electric/heat (gas))
- Gas hot water heater
- Tile and luxury vinyl plank flooring
- Open deck and covered front/back patio
- Lot Size—.25 acre with dimensions of 87' x 128' x 87' x 128' (per the Henderson County Appraisal District)
- Landscaped grounds with fenced backyard with wood fencing and sprinkler system
- Concrete driveway
- Utilities Available—  
Electric—Oncor  
Water, Sewer and Trash—City of Athens  
Cable and Internet—Optimum
- 2025 Taxes—Approximately \$7,839.31 without exemptions (per the Henderson County Appraisal District)



**Asking Price: See website for pricing.**



