

100 THUNDERBIRD DRIVE ATHENS, TEXAS



DISCOVER A HIDDEN TREASURE in this charming four bedrooms, three bath home in one of Athens's historic neighborhoods. From the moment of entry, the spacious living area with its classic raised ceiling with exposed beams and its distinct wood-burning fireplace catches your attention. In addition, the home features original hardwood floors throughout much of the living area that have been covered up for years.

The split bedrooms arrangement and baths offers possibilities of a great mother-in-law or guest suite away from the main bedroom and other bedrooms.

The corner lot boasts mature oak trees with easy access to Mill Run Road.

Priced to sale, this home is a part of an estate and the Owner is encouraging all offers.



Features Include:

- Living Area—Approximately 1,774 square feet (per the Henderson County Appraisal District)
- Age—Originally constructed in 1953
- Construction—Brick veneer and wood siding constructed on a slab foundation and composition roof
- Living area with vaulted ceiling and exposed beams in main living area with wood-burning fireplace
- Kitchen with electric cook-top and oven, dishwasher, disposal
- Four bedrooms and three baths with split bedroom arrangement
- Central air (electric)/heat (gas)
- Gas hot water heater
- Utility Room with washer/dryer connections
- Two car carport
- Corner Lot—Approximately 0.3271 acre (95' x 150') in size
- Utilities Available—
Electric—Oncor
Gas—Atmos Gas
Phone/Cable/Internet—Optimum
Water/Sewer/Trash—City of Athens
- 2025 Taxes—Approximately \$552.40 with exemptions or \$2,122.51 per year without exemptions (per the Henderson County Appraisal District)
- Athens Independent School District
- Located only minutes from UT Health Center—Athens, Trinity Valley Community College, Cain Park, schools and shopping





Come check out this quite neighborhood
located in the heart of Athens.

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

*All offers will be considered.



