

603 COUNTRY CLUB CIRCLE ATHENS, TEXAS 75751



Experience refined living in this beautifully designed four-bedroom, three-bath home offering a thoughtful layout and elegant touches throughout. This property is perfectly positioned along Hole #15 of the Athens Country Club and is ideal for outside enjoyment with its sparkling in-ground pool and hot tub.



Features Include:

- Living Area—Approximately 2,808 square feet constructed in 1983 (per the Henderson County Appraisal District)
- Construction—Brick and stone exterior constructed on a slab foundation with a composition roof (new roof installed 2025)
- Living Area (18' x 12') with wood-burning fireplace, built-in shelving and ceiling fan
- Kitchen (18' x 12') with electric oven, gas cooktop, dishwasher, disposal, microwave, pantry and center work isle
- Formal Dining Area (12' x 12')
- Breakfast Area (10' x 10')
- Four bedrooms and three full baths
- Primary Bedroom (15' x 15') with ceiling fan, walk-in closets, carpet flooring and bath (12' x 15') with garden tub, separate shower and separate vanities
- Guest Bedroom I (12' x 12') with ceiling fan and carpet flooring
- Guest Bedrooms II and III (One-12' x 10' and the other 12' x 10') with ceiling fan and carpet flooring
- Central air/heat (electric)
- Gas hot water heater
- Wood-burning fireplace with gas starter
- Utility closet with washer/dryer connections
- Covered front porch and covered back patio
- Two car garage with side entry and storage
- In-ground, gunite pool with attached hot tub
- Concrete driveway
- Fenced-in backyard with wood privacy fencing
- Lot Size—Approximately .60 acre or dimensions of 130' x 206' x 130' x 206' (per the Henderson County Appraisal District).
- Utilities Available—
Electric—TXU Energy
Phone/Cable/Internet—Optimum
Water/Sewer/Trash—City of Athens
- 2026 Taxes—Approximately \$8,580.84 per year without exemptions (per the Henderson County Appraisal District)
- Country Club Place Property Owner's Association—POA dues are approximately \$360 per year for the maintenance of the grounds
- Athens Independent School District
- Located adjacent to the Athens Country Club Golf Course

ASKING PRICE—See website for pricing.











