

# 107 WAVERLY WAY Athens, Texas 75752



*charming three bedroom home with versatile second living area.  
This beautiful 2,043 square foot residence offers the perfect  
blend of comfort, style and functionality.*

# Features

- 3 bedrooms, 2 baths with approximately 2,043 sq ft
- Built in 1964 with brick exterior, slab foundation and composition roof with detached two car garage
- Kitchen with dishwasher, disposal, electric oven/ range and microwave
- Central air/heat (electric)
- Covered/enclosed back patio
- Lot Size—1.09 acres
- Fenced backyard
- 2024 Taxes—Approximately \$2,288.54 with exemptions per the Henderson County Appraisal District
- Close to hospitals and schools (Athens ISD)

See website for pricing.



Living Room



Living Room—View 2



Living Room-View 3



Kitchen



Kitchen & Dining Area



Dining Area



Master Bedroom



Master Bath



Guest Bedroom



Guest Bedroom 2



Guest Bath



Den with Wbfp



Den with Wbfp-View 2



Utility Room



Back View of Home, Grounds & Garage

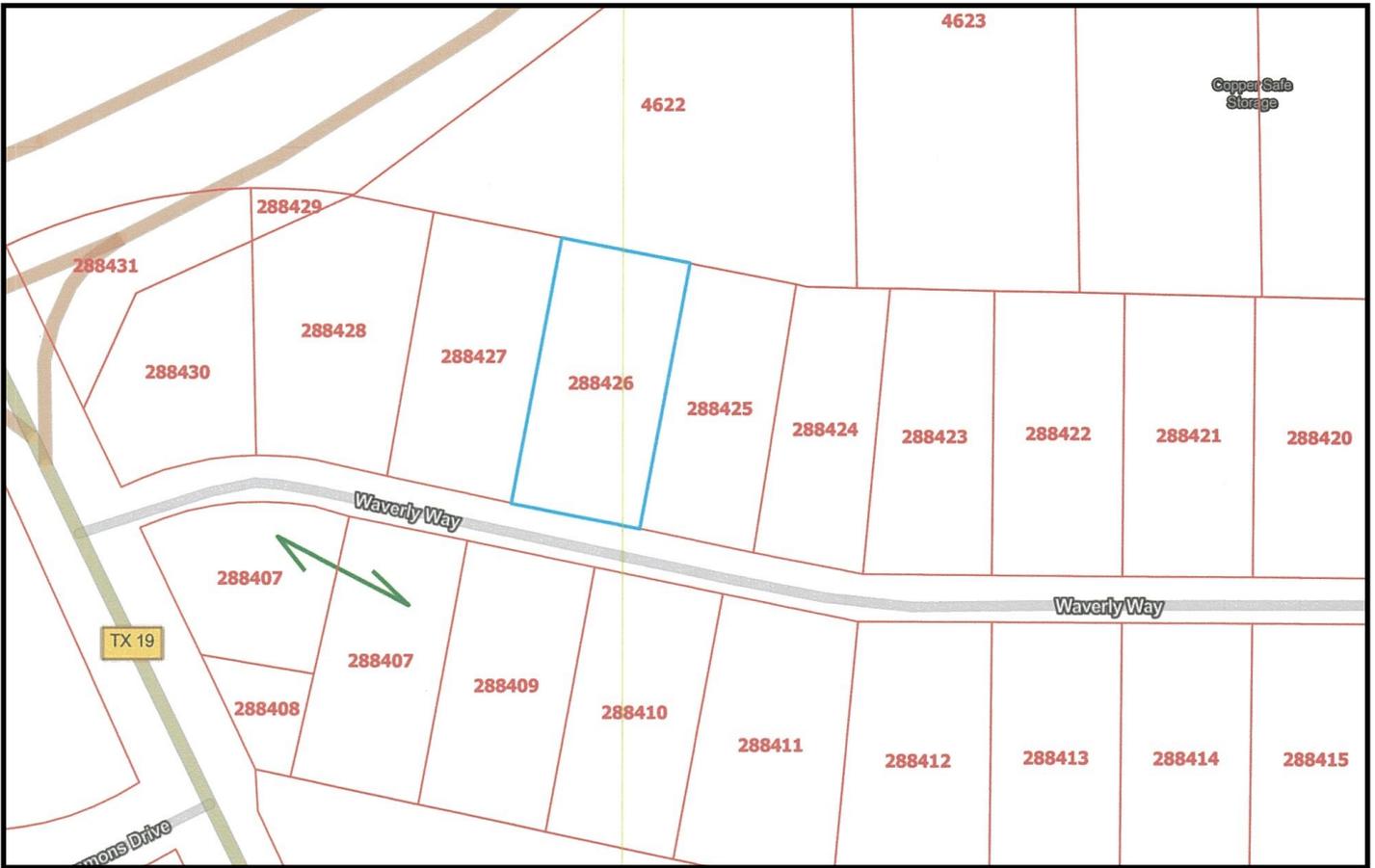


Backyard Views



Detached Garage & Front View of Home & Garage





Directions: From Athens, head south on Highway 19. Take a left on Waverly way and the property is on the left.

