



## 715 Belmont

Lovely brick home in a very convenient location, only a short walk to Trinity Valley Communication or Athens Country Club.

**See Website For Pricing**

**STEVE GRANT  
REAL ESTATE**

**STEVE GRANT REAL ESTATE LLC**

**TRISH MCGUFFEY**

**LISTING AGENT**

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## FEATURES:

- 3 Bedrooms, 2 Baths
- Built in 1972
- Approximately 2,211 square feet (per HCAD)
- Den (16' x 21') with wood flooring and fireplace
- Living Room (11.5' x 30.5') with wood flooring
- Kitchen (11' x 11') with granite counter-tops, stainless steel dishwasher, gas range top, oven and refrigerator
- Breakfast Nook (10.5' x 10.5')
- Laundry Room/Pantry (12' x 7.5') with built-in cabinets and shelves
- Master Bedroom (14' x 14.5') with carpet, 2 walk-in closets
- Master Bath with dual sinks and shower
- Guest Bedroom 1 (11.5' x 10.5') with carpet
- Guest Bedroom 2 (12' x 14') with carpet

*\*\* All measurements are approximate*

## OTHER FEATURES:

- All new windows
- Central gas heat and electric air
- Electric water heater
- Roof - New composition shingles
- Slab foundation
- Attached, 2-car garage (21.5' x 21.5') with auto opener, rear entry, and a 5' x 8' storage closet
- Lot Size - Corner lot, approximately 120' x 120'

## OTHER INFORMATION:

- Water - City of Athens
- Sewer - City of Athens
- Electric - Oncor Electric (currently with TXU)
- Gas - Atmos
- Cable - Optimum
- Trash - City of Athens
- Telephone/Internet - Currently Optimum
- Athens Independent School District
- Current Taxes - Approximately \$6,493.62 annually with no exemptions (per the Henderson County Appraisal District)

**\*\* This property is located in a Municipal Utility District. For more information, go to [www.athenstxwater.org](http://www.athenstxwater.org).**

**\*\* Note: This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at [www.SteveGrant.com](http://www.SteveGrant.com).**







