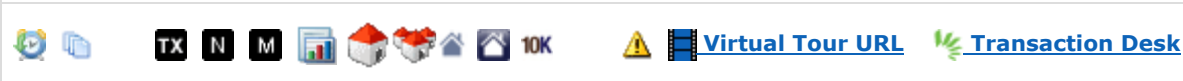


Listing



MLS#: 20692966 Active **112 Joe Prince Drive Athens, TX 75751** **LP:** \$280,000
Property Type: Residential **SubType:** Single Family **OLP:** \$280,000

Recent: 08/07/2024 : NEW



Also For Lease: N **Lst \$/SqFt:** \$133.21
Subdivision: Wilwood
County: Henderson **Lake Name:**
Country: United States **Lse MLS#:**
Parcel ID: [4595.0002.0040.01](#) **Plan Dvlpm:**
Lot: 4 **Block:** 2 **MultiPrcl:** No **MUD Dst:** No
Legal: **PID:**No
Unexmpt Tx:

Beds: 3 **Tot Bth:** 2 **Liv Area:** 3
Fireplc: 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No
Half Bath: 0 **Adult Community:** No
Smart Home App/Pwd: No

1 / 15 View of single story home

SqFt: 2,102/Assessor **Hdcp Am:** No **Garage:** No
Yr Built: 1954 **Prop Attached:** No **# Carport:** 0
Lot Dimen: 100X140 **Acres:** 0.320 **Cov Prk:** 0
Subdivide?: No **HOA Co:** **Gar Size:**
HOA: None **HOA Website:**
HOA Mgmt Email:

School Information

School Dist: Athens ISD
Elementary: Central Athens **Middle:** Athens **High:** Athens

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	/ 1	Ceiling Fan(s), Fireplace	Bedroom	/ 1	Ceiling Fan(s)
Bedroom	/ 1	Ceiling Fan(s)	Living Room	/ 1	Ceiling Fan(s), Fireplace

General Information

Housing Type: Single Detached **Fireplace Type:** Brick, Den, Living Room
Style of House: **Flooring:** Carpet, Ceramic Tile, Combination, Hardwood
Lot Size/Acres: Less Than .5 Acre (not Zero) **Levels:** 1
Alarm/Security: Smoke Detector(s) **Type of Fence:** Back Yard, Chain Link
Soil: Sandy Loam **Cooling:** Central Air, Electric
Heating: Central, Natural Gas **Accessible Ft:**
Roof: Asphalt **Patio/Porch:**
Construction: Brick **Vegetation:** Grassed
Crops/Grasses: **Special Notes:**
Foundation: Combination, Pillar/Post/Pier, Slab **Listing Terms:**
Basement: No
Possession: Closing/Funding

Features

Appliances: Dishwasher, Electric Range, Gas Water Heater, Microwave
Laundry Feat: Dryer - Electric Hookup, Washer Hookup
Interior Feat: Cable TV Available, Granite Counters, High Speed Internet Available
Park/Garage: Concrete
Street/Utilities: Asphalt, Cable Available, City Sewer, City Water, Curbs, Individual Gas Meter, Individual Water Meter, Overhead Utilities, Phone Available, Underground Utilities
Restrictions: Deed

Remarks

Property Description: Large remodeled three bedroom, two bath home, with three living areas. Fireplace, hardwood flooring, new windows, new carpet and ceramic tile, new AC, cabinets, granite countertops with tile backsplash, new gas hot water heater, new electrical panel box, new roof, new plumbing fixtures, new paint inside and out. Ceiling fans, tiled shower, tub combo. Fenced backyard. One of the living areas could be utilized as a fourth bedroom.
Public Driving Directions: From Athens to South Hwy. 19, left on to Robins Road, Left on to Laird Lane, Right on to Joe Prince. Sign in yard.

Financial Information

Loan Type: Treat As Clear **Payment:**
Pmt Type: **Orig Date:** **2nd Mortg:** No
Seller Concessions:

Agent/Office Information

CDOM: 10 **DOM:** 10 **LD:** 08/06/2024 **XD:** 02/06/2025
List Type: Exclusive Right To Sell
List Off: [Sparks Realty Company \(SPKS01\) 903-681-1566](#) **LO Fax:** **Brk Lic:** 0428635
LO Addr: 3361 Bandera St. Athens, Texas 75752 **LO Email:** steve@sparksrealtycompany.com
List Agt: [Steve Sparks \(0428635\) 903-681-1566](#) **LA Cell:** **LA Fax:**
LA Email: steve@sparksrealtycompany.com **LA Othr:** **LA/LA2 Texting:** Yes/
LA Website: sparksrealtycompany.com **LO Sprvs:** Steve Sparks (0428635) 903-681-1566
Off Web: sparksrealtycompany.com

Showing Information

Call: Agent **Apnt:** 903-681-1566 **Owner Name:** Joe Paul Tarrant

Agent:

1

Keybox #: 1
Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr:

Show Srvc: None

Showing: Appointment Only

Consent for Visitors to Record:Audio



Prepared By: Steve Sparks Sparks Realty Company on 08/16/2024 09:10