



For Sale on Market

**\$354,000**

Call 903-681-0479 Today!

## 1010 BEL AIR DR, ATHENS, TX 75751

3 BEDS, 2 FULL BATH(S)

Located in the highly sought-after Bel Air subdivision, this spacious 3-bedroom, 2-bath home offers a functional layout with multiple living and entertaining spaces. The main living area features built-ins and flows into an open kitchen with a peninsula ideal for casual dining and gathering. Just off the living room is a formal dining area, perfect for hosting. The home also includes an additional living area with a cozy wood-burning fireplace and multiple flex spaces that could serve as a home office, game room, or hobby space. The kitchen comes fully equipped with appliances including a French door refrigerator, built-in self-cleaning oven, built-in microwave, electric cooktop, dishwasher, and wine fridge. Recent updates include a new roof in 2024, a new indoor-outdoor AC unit in 2025, and recent interior paint. Outside, enjoy a large fenced backyard with a hot tub and an additional open lot beside the home offering excellent potential for a future shop, outdoor entertaining space, or added privacy. The property also includes a 1-car attached garage and modern upgrades throughout. If you've been looking for space, flexibility, and a great location — this one is worth a look!

### GENERAL DESCRIPTION

- Subdivision:** Bel Air
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 1 / Attached
- Year Built:** 1973
- Building Sqft:** 2,052 /
- Lotsize:** 24,524
- MLS# / Area:** NTREIS-21199934



Get in touch  
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Visit <https://www.har.com/NTREIS-21199934> for more information