



Broken Arrow Group

KERR COUNTY · KERRVILLE, TEXAS · THE MERIDIAN

2004 Athens Ave

A one-story 2003 traditional in The Meridian, a private gated 55+ community inside the Kerrville city limits. Open plan under high ceilings, a masonry wood-burning fireplace, the primary bedroom on the main floor, a covered back porch and an outdoor pizza oven — and the association maintains the yard.

\$430,000

LIST PRICE

3 bed • 2 bath

ONE STORY • BUILT 2003

1,903 sq ft

LIVING AREA • SOURCE KCAD

R120549A

MLS • ACTIVE

Property snapshot



THE HOME

1,903 sq ft

3 bedrooms, 2 full baths, one story, built 2003 · traditional · primary bedroom on the main floor · living area source KCAD



LIST PRICE

\$430,000

\$225.96 a square foot · Active on the MLS as R120549A · listed 10/09/2025 · possession at closing and funding



THE COMMUNITY

The Meridian

A private, gated **55+** community inside the Kerrville city limits · MLS Area 13, west of Harper Rd · The Meridian Lot 106 · Kerr CAD #66576



INSIDE

Open plan

High ceilings · masonry **wood-burning fireplace** in the living room · kitchen bar and breakfast area · separate dining room · wood, tile and carpet floors · walk-in closets



SYSTEMS

Central electric

Central electric heat and air conditioning · **natural gas water heater** and gas range · natural gas connected · cable available · double-pane windows



WATER & SEWER

Both public

Public water and **public sewer** — no well and no septic system on this property · public garbage collection



GARAGE & WORKSHOP

2 car + 9x8

Attached two-car garage, 21×16, with a **9×8 workshop** off it · utility room inside with washer and dryer connections · attic access by pull-down stairs



LOT & STRUCTURE

0.17± acres

7,405± sq ft, level, zoned residential · precast rock and stucco · composition roof · slab foundation · asphalt HOA road · covered back porch



COSTS & TERMS

\$85 a month

Mandatory HOA, **the association maintains the yard** · taxes without exemptions \$2,386.00 (Kerr CAD) · cash, conventional or FHA

Figures are from the confirmed listing record for MLS #R120549A, Active, listed 10/09/2025. **Square footage and room dimensions are approximate; the living-area figure comes from the Kerr Central Appraisal District, not from a measurement taken for this listing.** Taxes shown are without exemptions. **The Meridian is a 55+ community** — confirm the occupancy restrictions, the current dues and the association rules with the Kerrville Meridian Owners Association. A buyer should independently verify square footage, room dimensions, taxes, HOA terms and school attendance.

About the home

THE MERIDIAN · KERRVILLE, TX

Athens Ave runs inside The Meridian, a private gated 55+ community on the west side of Kerrville, in the city limits and close to the hospital, the shopping and the restaurants. The house is a one-story traditional built in 2003 in precast rock and stucco, on a level 0.17-acre lot.

Inside it is 1,903 square feet on a single floor: an open living, breakfast and kitchen run under high ceilings, a separate dining room, and three bedrooms with the primary on the main floor. The living room has a masonry wood-burning fireplace. Floors are wood, tile and carpet depending on the room; the windows are double-paned.

The house was built with **handicap design and wheelchair access** per the MLS record — one floor, no interior steps, wide passage. Verify the specific features against your own requirements.

Outside, a covered porch runs the back of the house above a stone retaining wall, and an outdoor pizza oven is built into the rock. The garage is a two-car with a 9×8 workshop off it. The association bills \$85 a month and **maintains the yard**, which is a large part of why people buy in here.

Offered fully furnished; all contents negotiable. Personal property conveys only as agreed in a written contract.

- 3 bed · 2 bath · 1,903 sq ft · one story · built 2003 · primary on the main floor.
- Public water and public sewer · natural gas connected · central electric heat and air.
- HOA \$85 a month, mandatory, yard maintained · taxes \$2,386.00 without exemptions.



The front of the house — stone and stucco, a two-car garage, and a landscaped front lawn the association maintains.



The living room, open to the breakfast area and the kitchen behind it, with the masonry fireplace on the near wall.

Living, kitchen & dining

OPEN PLAN · HIGH CEILINGS · WOOD-BURNING FIREPLACE



The living room

Masonry wood-burning fireplace, high ceilings, and an open run through to the breakfast area.



The kitchen

Tile counters, a gas range, a bar at the island, and a straight line of sight to the living room.



The dining room

A separate room with wood floors and a tray ceiling, off the entry at the front of the house.

How the main floor works

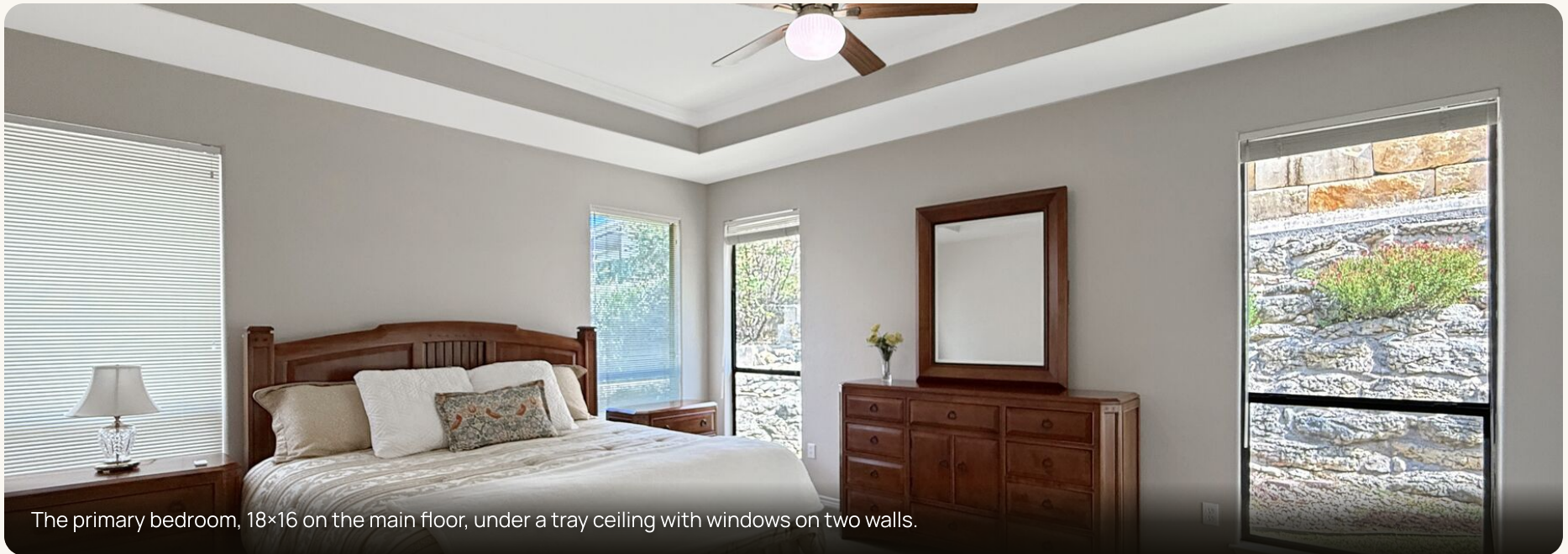
Everything is on one level. From the entry the **dining room** sits to one side and the **living room** opens ahead of you at 22×15, with the masonry fireplace against the stone wall. The **kitchen** is 16×13 with a bar at the island, and the **breakfast area** at 13×12 sits between the kitchen and the back of the house, where the windows and the porch door are.

Appliances listed on the MLS record are the dishwasher, disposal, microwave, **gas range**, refrigerator, washer and dryer, and a satellite connection. The water heater is **natural gas**; the heat and the air conditioning are central electric. There is a dedicated **utility room inside the house** with washer and dryer connections, not a closet in a hallway.

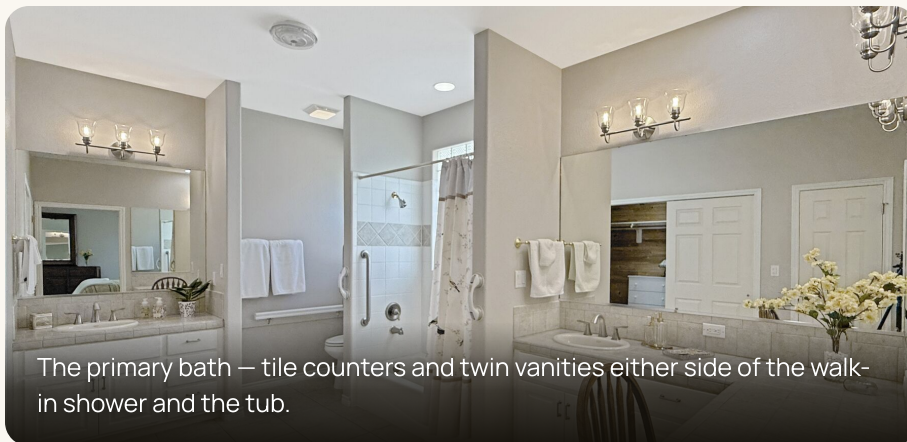
Offered fully furnished; all contents negotiable. Personal property conveys only as agreed in a written contract. The rooms in these photographs are staged with the seller's own furniture — nothing in a photograph conveys on its own.

Bedrooms & baths

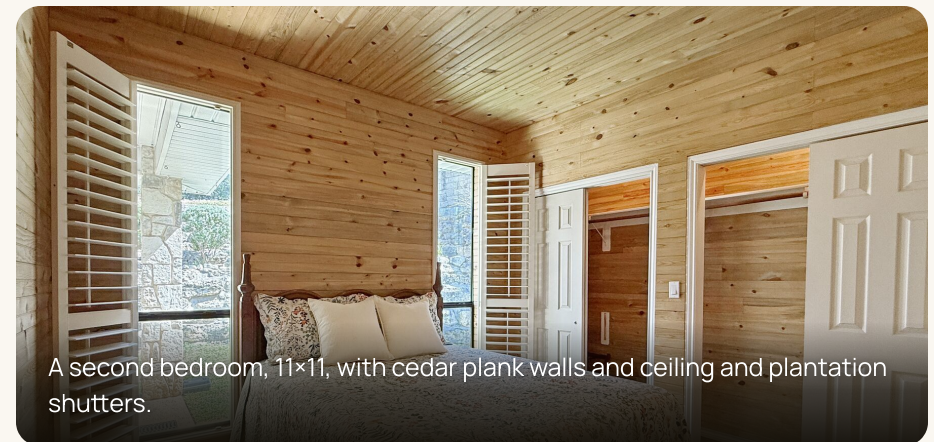
PRIMARY ON THE MAIN FLOOR • 3 BED • 2 FULL BATHS



The primary bedroom, 18×16 on the main floor, under a tray ceiling with windows on two walls.



The primary bath — tile counters and twin vanities either side of the walk-in shower and the tub.



A second bedroom, 11×11, with cedar plank walls and ceiling and plantation shutters.

Three bedrooms and two full baths, all on one floor. The primary is 18×16 with a walk-in closet; the two secondary bedrooms are 11×11. The MLS record lists a shower stall and a separate shower/bath combination across the two baths, walk-in closets, high ceilings and smoke detectors, and describes the house as **handicap design / wheelchair accessible**. Room dimensions are approximate. Verify accessibility features against your own requirements before you rely on them.

Rooms & dimensions

FROM THE MLS RECORD · APPROXIMATE

LIVING SPACE		BEDROOMS & OUTBUILDINGS	
Living room	22 × 15	Primary bedroom	18 × 16
Kitchen	16 × 13	Bedroom 2	11 × 11
Breakfast area	13 × 12	Bedroom 3	11 × 11
Dining room	12 × 9	Garage	21 × 16
Utility / laundry	6 ft deep	Workshop	9 × 8

These figures are the MLS record's, and they are approximate. The 1,903 sq ft living-area figure is the Kerr Central Appraisal District's, not a measurement taken for this listing, and the room dimensions above were not re-measured for it either. The utility room is listed by depth only — the MLS record gives 6 ft on one dimension and leaves the other blank, so only the figure that exists is printed. **A buyer who needs an exact number should measure or order an appraisal.** The attic is access only, by pull-down stairs, and is not living area.

SYSTEMS, STRUCTURE & UTILITIES

Heat & air conditioning	Central, electric
Water heater & range	Natural gas
Water & sewer	Public · public
Construction · roof · foundation	Rock & stucco · composition · slab
Windows · floors	Double pane · wood, tile, carpet
Attic	Access only, pull-down stairs



The breakfast area, 13×12, between the kitchen and the back windows.



The utility room — a dedicated room inside the house, with washer and dryer connections.

Outside & The Meridian

COVERED PORCH · PIZZA OVEN · YARD MAINTAINED



The covered porch

Runs the back of the house, with a beadboard ceiling and the stone wall along the lawn.



The pizza oven

A domed masonry oven built into the stone wall at the edge of the back lawn.



The garage

Two cars at 21×16, with the 9×8 workshop off the back of it.

What The Meridian is

The Meridian is a private, gated 55+ community inside the Kerrville city limits, off the west side of Harper Road. Access is by an HOA road with an asphalt surface. The association is **mandatory at \$85.00 a month and maintains the yard**, which is the reason most of this street looks the way it does — the lawn in these photographs is not the owner's weekend job.

Being in the city limits means **public water and public sewer** — there is no well and no septic system on this property — plus natural gas and public garbage collection. The lot is level and 0.17 acres, so what is outside is a covered porch, a lawn, the stone retaining wall and the pizza oven, not acreage to manage.

Confirm the 55+ occupancy restrictions, the current dues and the association rules directly with the Kerrville Meridian Owners Association before you rely on any of it. **Offered fully furnished; all contents negotiable. Personal property conveys only as agreed in a written contract.**

See it all

FULL PHOTO SET & THE 3D WALKTHROUGH



Full listing page

The specs, the photographs, the rooms, the terms and this packet, in one place.

brokenarrowgroup.com/listings/2004-athens-ave/



Photo gallery

Every frame from the shoot – the rooms, the porch, the garage and the yard.

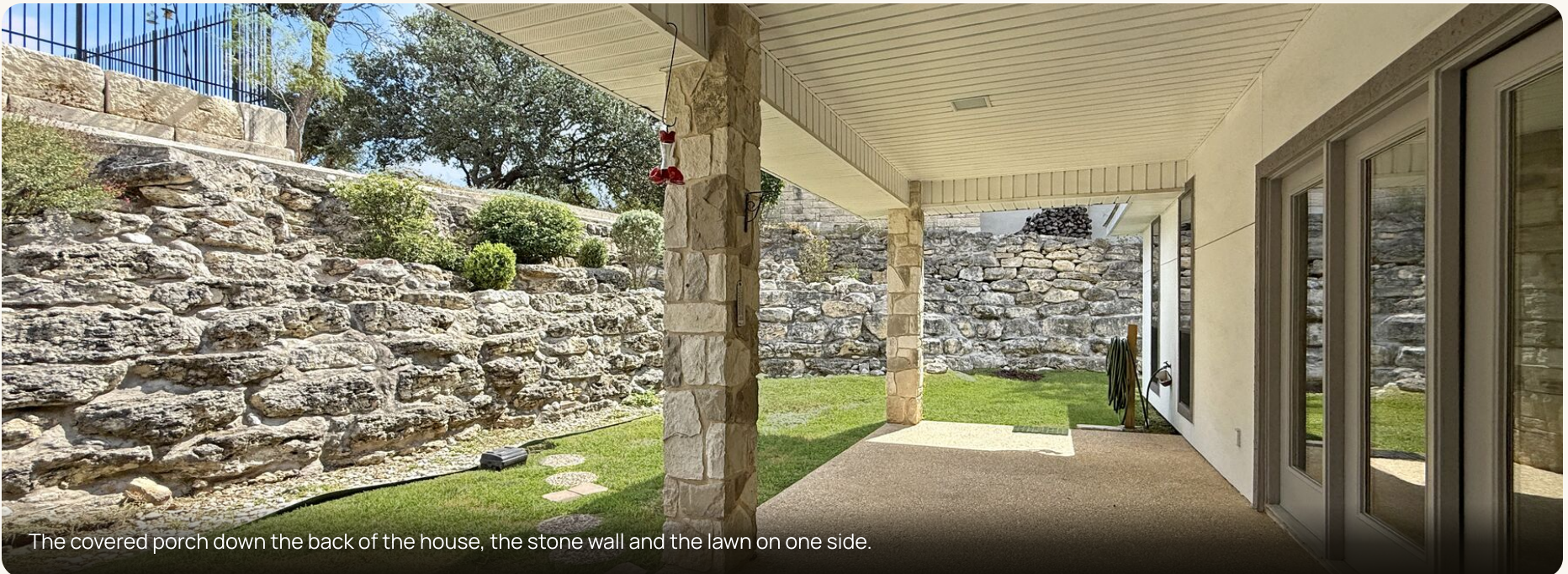
brokenarrowgroup.com/listings/2004-athens-ave/#photos



3D walkthrough

An interior and exterior 3D tour, hosted on homes.com. Opens in a new tab.

homes.com – 2004 Athens Ave



The covered porch down the back of the house, the stone wall and the lawn on one side.

There is no video tour for this listing. The photographs and the 3D walkthrough are the whole visual record. The 3D walkthrough is hosted on homes.com, not by us, and it is a walkthrough rather than a video. **Showings are by appointment through the listing agent;** there is a sign on the property. Call or text **830-383-2026** to set a time.

What to verify & how to offer

FOR THE BUYER'S AGENT

What a buyer should verify

-  **Square footage and room dimensions.** Both are approximate. The 1,903 sq ft living area is the Kerr Central Appraisal District's figure, not a measurement taken for this listing, and the room dimensions come from the MLS record.
-  **Taxes.** The \$2,386.00 figure is the tax **without exemptions**. What a particular buyer pays depends on the exemptions that buyer qualifies for.
-  **School assignment.** The MLS record lists Tally Elementary. Attendance zones change — confirm the assignment with the district.
-  **The HOA.** Dues are \$85.00 a month and mandatory, and the association maintains the yard. Confirm the current dues, what they cover and the association rules with the Kerrville Meridian Owners Association.
-  **The 55+ occupancy restrictions.** The Meridian is a 55+ community. Confirm the occupancy rules, and how they apply to a particular household, with the association before you write.
-  **Accessibility features.** The MLS record describes the house as handicap design / wheelchair accessible. Verify the specific features — door widths, thresholds, bath fixtures — against the requirements they need to meet.

How to submit an offer

This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.

-  **Request the offer instructions from the listing agent before you write.** They are not published; call or email and we will send them.
-  Email offers to **frontdesk@brokenarrowrealtygroup.com**, then call or text **830-383-2026** so we know it landed.
-  **Seller will consider:** cash, conventional and FHA. Possession at closing and funding.
-  **Showings are by appointment through the listing agent.** There is a sign on the property. Call or text to set a time.
-  **Costs to carry:** HOA \$85.00 a month, mandatory, yard maintained; taxes without exemptions \$2,386.00 (Kerr CAD #66576).
-  **Offered fully furnished; all contents negotiable. Personal property conveys only as agreed in a written contract.**

MLS #R120549A · Active · listed 10/09/2025 · The Meridian Lot 106, Kerr CAD #66576. The offer instructions and the association's governing documents are not published — request current copies from the listing agent and from the association. Questions on the packet: call or text 830-383-2026.



Let's go take a look.

One story, one owner's worth of care, and the yard is somebody else's job.

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Information for MLS #R120549A is believed reliable but not guaranteed. Square footage and room dimensions are approximate; the living-area figure is the Kerr Central Appraisal District's and was not measured for this listing. Taxes shown are without exemptions. The Meridian is a 55+ community; occupancy restrictions, HOA dues and association rules are to be confirmed with the Kerrville Meridian Owners Association. School assignment is to be verified with the district. Offered fully furnished; all contents negotiable — personal property conveys only as agreed in a written contract. The 3D walkthrough is hosted on homes.com and is not hosted, controlled or maintained by Broken Arrow Group. © 2026 Broken Arrow Group · eXp Realty.