



KERRVILLE, TEXAS · THE MERIDIAN · KERR COUNTY

2004 Athens Ave

Kerrville, TX 78028 · one story, built 2003 · private gated 55+ community · the association maintains the yard

\$430,000

LIST PRICE · \$225.96 / SQ FT

3 bed · 2 bath

ONE STORY · PRIMARY ON MAIN

1,903 sq ft

LIVING AREA · SOURCE KCAD

R120549A

MLS · ACTIVE · LISTED
10/09/2025

THE HOME

- 1,903 sq ft on **one floor**, built **2003** · traditional · 3 bedrooms, 2 full baths
- Primary bedroom on the main floor**, 18x16, with a walk-in closet
- Open living, breakfast and kitchen under **high ceilings**, with a **masonry wood-burning fireplace** · separate dining room · kitchen bar
- Floors: **wood, tile and carpet** · **double-pane windows** · smoke detectors
- The MLS record lists **handicap design / wheelchair accessible** — verify the specific features
- Dedicated **utility room inside** with washer and dryer connections · attic access only, pull-down stairs

SYSTEMS & UTILITIES

- Heat and air: **central, electric** · water heater: **natural gas** · **natural gas connected** · cable available
- Public water and public sewer** — no well, no septic · public garbage collection
- Appliances per the MLS: dishwasher, disposal, microwave, **gas range**, refrigerator, washer, dryer, satellite

OUTSIDE

- Lot **0.17± acres** (7,405± sq ft), level, zoned residential · **precast rock and stucco** · composition roof · slab foundation · The Meridian Lot 106 · Kerr CAD #66576
- Covered back porch** the length of the house · outdoor **pizza oven** built into the stone wall
- Attached **two-car garage**, 21x16, with a **9x8 workshop** · HOA road, asphalt surface

ROOMS & DIMENSIONS — APPROXIMATE

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

THE MERIDIAN

- A **private, gated 55+ community** inside the Kerrville city limits · MLS Area 13, west of Harper Rd · near the hospital, the shopping and the restaurants
- HOA mandatory, \$85.00 a month** — the association maintains the yard
- Occupancy is age-restricted. **Confirm the 55+ rules and the current dues with the association.**

COSTS & TERMS

- Taxes **without exemptions: \$2,386.00** (Kerr CAD) · seller will consider **cash, conventional and FHA** · possession at closing and funding
- Elementary school listed as **Tally** — buyer to verify the assignment with the district
- A 3D walkthrough of the house is hosted on homes.com** and linked from the listing page. There is no video tour.



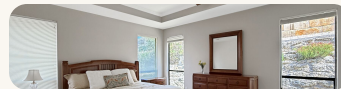
LIVING ROOM

Masonry wood-burning fireplace, open to the breakfast area and kitchen.



KITCHEN

Tile counters, gas range, a bar at the island.



PRIMARY BEDROOM

18x16 on the main floor, walk-in closet.



PIZZA OVEN

Built into the stone wall off the covered porch. **Rooms are shown with the seller's furniture.**

WHAT A BUYER SHOULD VERIFY

Square footage and room dimensions. Both approximate. The 1,903 sq ft living area is the Kerr Central Appraisal District's figure, not a measurement taken for this listing.

School assignment. The MLS lists Tally Elementary. Confirm the assignment with the district.

55+ occupancy restrictions. The Meridian is an age-restricted community. Confirm the occupancy rules, and how they apply to a household, with the association.

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

Taxes. The \$2,386.00 figure is the tax **without exemptions**. What a buyer pays depends on the exemptions that buyer qualifies for.

HOA dues and rules. \$85.00 a month, mandatory, yard maintained. Confirm the current dues, what they cover, and the rules with the association.

Accessibility features. The MLS record describes the house as handicap design / wheelchair accessible. Verify the specific features against the requirements they need to meet.

SHOWINGS

By appointment through the listing agent. There is a sign on the property. Call or text **830-383-2026** to set a time.

OFFERS

Request the offer instructions from the listing agent before you write. **This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.**

TAXES & TERMS

Taxes without exemptions **\$2,386.00** (Kerr CAD #66576). HOA **\$85.00 a month**, mandatory, yard maintained. Cash, conventional or FHA. Listed 10/09/2025.

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Broken Arrow Group, eXp Realty · Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026 · frontdesk@brokenarrowrealtygroup.com · [brokenarrowgroup.com](https://www.brokenarrowgroup.com)

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Information for MLS #R120549A is believed reliable but not guaranteed. Square footage and room dimensions are approximate and were 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 association. School assignment is to be verified with the district. 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.