

# *3112 Harston Woods Dr*

## *Barely lived-in & Immaculate!*



### *Reasons that you'll regret if you let this house pass...*

(2018) 3-bed/2-bath & immaculate mfg home – barely lived-in; on double wide lot; w green belt view from the covered country porch. Open floorplan w modern brushed nickel fixtures; wood-look laminate & carpet flooring; lots of cabinets & storage; ceiling fans & wndw coverings. Kitchen has SS appliances, formica cntrs, serving bar, lrg walkin utility-pantry! [All appliances convey.] Kitchen opens to living. Mstr bed-bath has dble vanities, walk-in closet. Vaulted ceilings. Large utility rm w shelving. SEER 14 HVAC; dbl pane wndws. Subdivision has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. Less than ~\$1300 per month (including \$540/mo lot lease)! HEB ISD schools!

### **Location:**

- [HEB ISD](#) – great schools; Spring Garden Elem (8), Harwood Jr (9), Trinity High (6)
- Near the shopping, entertainment, dining, and other notable establishments in the DFW area (especially at Central and 121 in Bedford); very close to HEB/Harris hospital and many medically-related establishments
- Minutes from Bell Helicopter, DFW Airport, and many other major employers
- Immediate access to Hwys SH183/121, and Hwy10 & Hwy 360 nearby
- Requires application with Harston Woods and lot lease (premium lot - \$540/mo)
- Harston Woods has community resort-style pool, clubhouse, 24-7 fitness center, playground, and picnic area with grills and private pond/fishing.

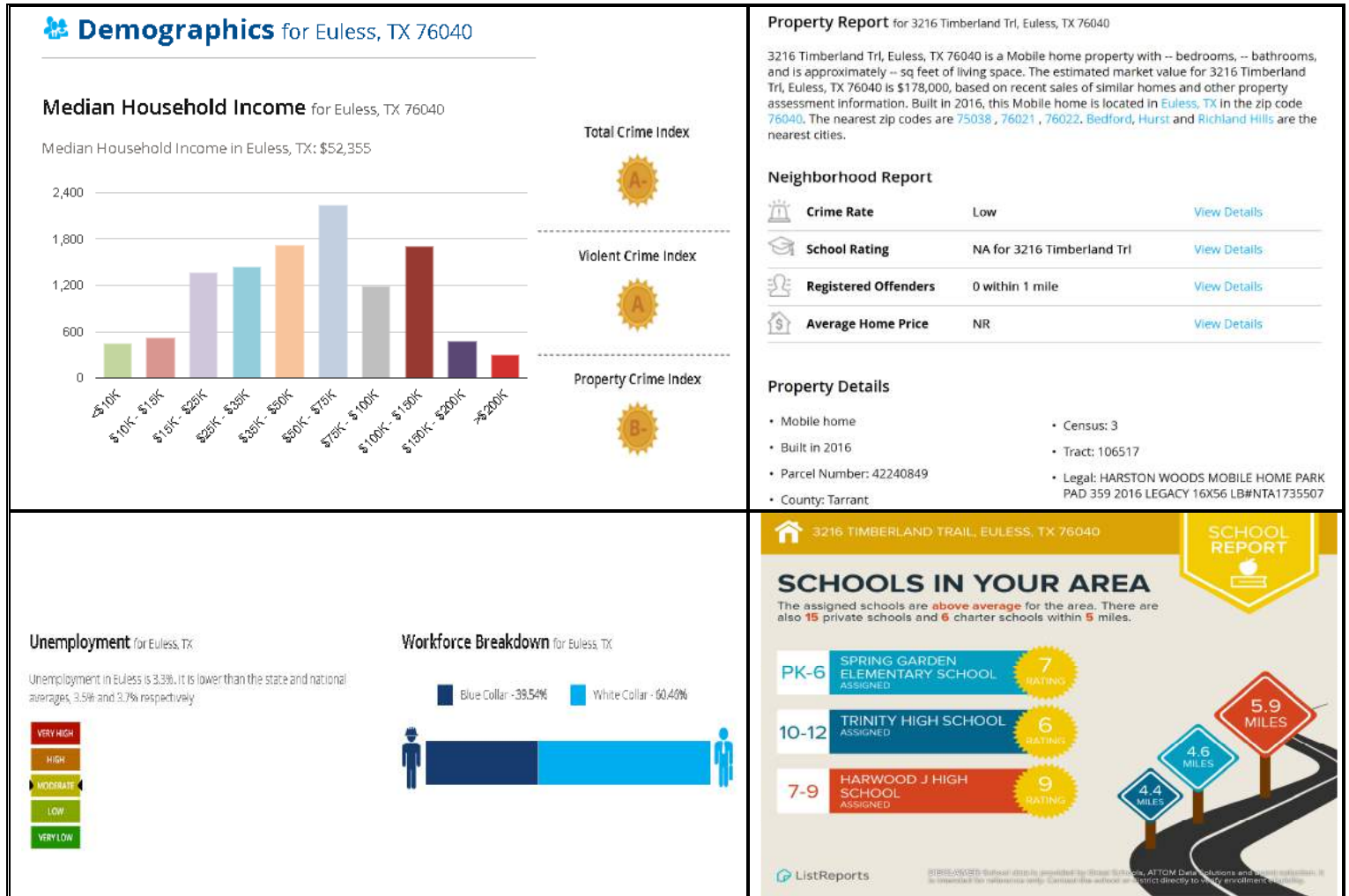
# Exclusions and notes about conveyance:

**Conveyance** – appliances (including refrigerator, dishwasher, stove/oven); blinds & window coverings

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/360795>

Drone/Community Video: <https://youtu.be/luV4TQFlw7A>

## Location:



## Features & Upgrades:

This home has great curb appeal, fantastic floorplan, and is move-in ready. Don't miss this GREAT house!

## Structural:

Roof - (2018), HVAC (SEER 14 / 2018)

Energy efficiencies – dual pane windows; storm doors; ceiling fans

## Notable features:

- Separate utility – can be used for pantry and washer/dryer w/shelving!
- Kitchen – has SS stove/oven, microwave, dishwasher, refrig
- Master bath has dual vanities w/modern fixtures & vanity lighting!
- Master bedroom has large walkin closet
- Vaulted ceilings & window coverings throughout
- Huge front covered country porch [26' x 8'] – view to greenbelt!
- [10' x 10'] Storage shed w/ramp
- Security lighting
- 2-car parking

*Make an offer today!*

Manufactured home on leased land - \$540 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$778/yr) Very affordable for HEB ISD area! Less than ~\$1300 per month assumes qualification w lender at 5% down & 20-yr loan @ ~7% interest rate. No rental or lease of homes allowed in the subdivision. See Community Guidelines.