

3111 Blue Ash Ln

On Greenbelt & so affordable!



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

SO affordable & with fantastic location on the greenbelt (no neighbors behind and great view). Great features – open kitchen w breakfast bar has tile counters + backsplash; breakfast bar also perfect for entertaining (open to dining & living); wood cabinets w/ORB pulls, & wood-look luxury vinyl plank flooring; also two skylights – plenty of natural lighting! Lrg living room w/beautiful wood-burning fireplace w/brick hearth & wood mantle. Neutral color scheme & modern fixtures thru-out. Ceiling fans & window coverings. Master bath has jetted tub with shower, large linen closet and modern fixtures. Granite counters in both baths. Several rooms w vaulted ceilings. Separate utility room w cabinets. Whole house flooring (and much of the subfloor) is new + trim & shirting repairs + fresh paint interior & exterior. Sheetrock walls & ceilings! HVAC 410-A/SEER 13 & dbl pane windows. Subdivision has community resort-style pool, clubhouse, 24-7 fitness center, playground, picnic area w grills + fishing pond. Less than ~\$1125 per month (which includes \$600/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
- Harston Woods has community resort-style pool, clubhouse, 24-7 fitness center, playground, and picnic area with grills and private pond/fishing.

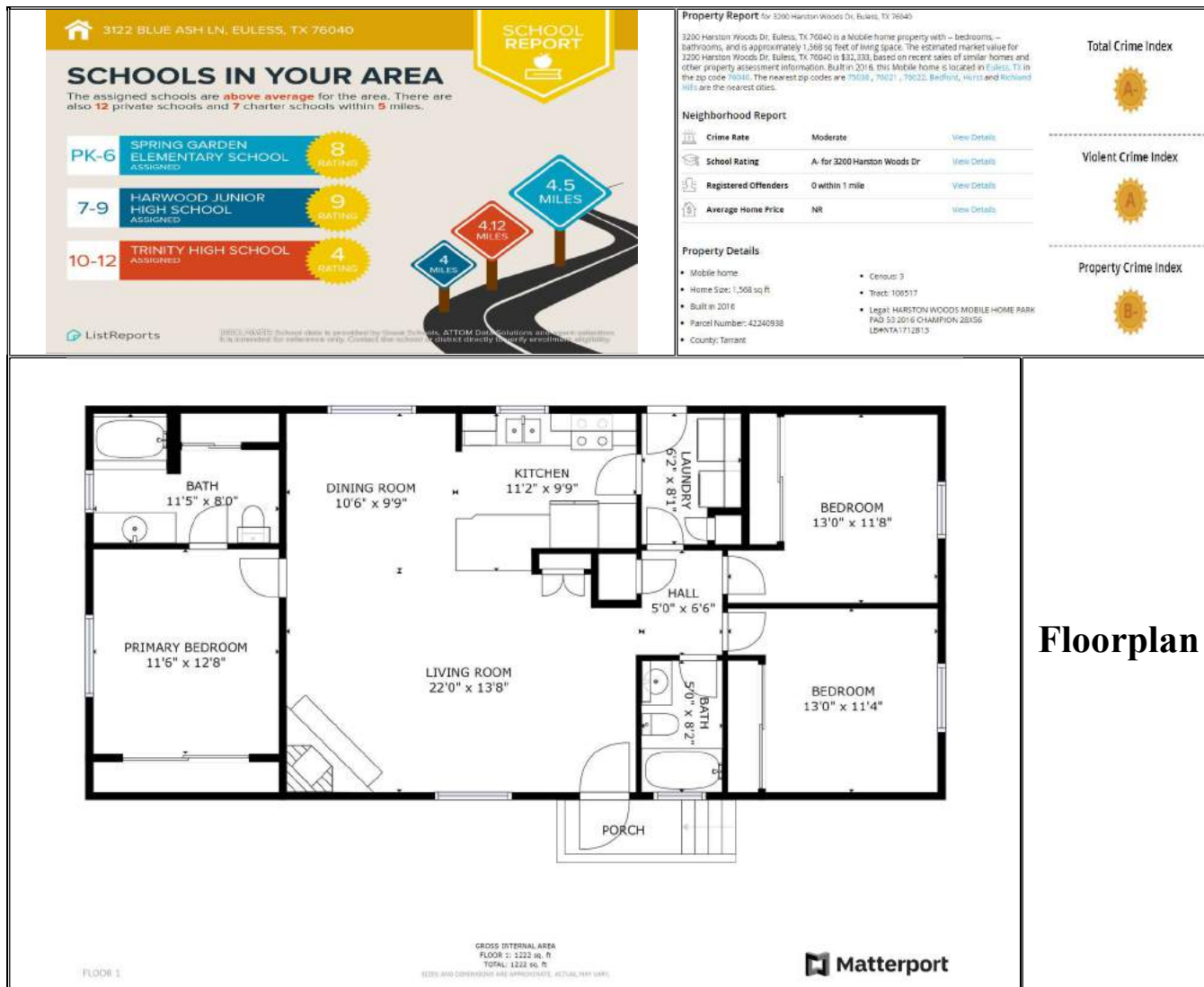
Exclusions and notes about conveyance:

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

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/380915>

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:

Energy efficiencies – dual pane windows; storm doors; ceiling fans; HVAC SEER13/410-A

Notable features:

- Fresh paint inside & out!
- Sheetrock walls & ceilings!
- Flooring replaced all rooms except baths (LVP & new carpet)
- Kitchen – has stove/oven, microwave, dishwasher, & refrigerator!
Also, lots of wood cabinets with ORB pulls & breakfast bar!
- Two skylights – plenty of natural light!
- Brick wood burning fireplace with hearth & mantle!
- Separate utility room with cabinets!
- Both baths have granite counters!
- Master bath has jet tub with shower and large linen closet!
- Master bedroom has large closet w/mirrors!
- Vaulted ceilings & window coverings – 2" faux blinds throughout
- Nest thermostat! HVAC is Payne SEER 13/410-A
- Gutters & downspouts funneling into underground draining system!
- 2-car parking; [10' x 10'] Storage shed

Manufactured home on leased land - \$600 per month. This type loan requires a lender willing to do chattel loans - ask listing agent!
Low taxes! (~\$316/yr) Very affordable for HEB ISD area! Less than ~\$1125 per month assumes qualification w lender at 5% down & 23-yr loan @ ~6% interest rate. No rental or lease of homes allowed in the subdivision. See Community Guidelines.

Make an offer today!