

3201 Wooded Glen Way

What's not to love?



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

What's not to love? Fantastic (2004) mfg home in premier Euless/Harston Woods community. Kitchen is built for entertainment & open to dining & living; kitchen has formica counters + tile backsplash; breakfast bar; abundant cherry wood cabinets w/oil-rubbed-bronze pulls, wood-look linoleum flooring, & upgraded SS appliances! Lrg living room w/beautiful stone wood-burning fireplace w/tile hearth & cherry wood mantle. Sheetrock walls & ceilings! Neutral color scheme & modern fixtures thru-out. Ceiling fans & window coverings. Master bath has shower & garden tub, & huge walk-in closet. Several rooms w vaulted ceilings. Separate utility room w shelving. New roof, 2021! Subdivision has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. Less than ~\$1250 per month (including \$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 (\$545/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:

Excluded – security cameras; **Conveyance** – appliances (including refrigerator, dishwasher, stove/oven, microwave, washer/dryer); blinds & window coverings

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/388113>

Drone/Community Video: <https://youtu.be/luV4TDFlw7A>

Location/floorplan:



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

Structural:

- New roof 2021!
- Energy efficiencies – dual pane windows; storm doors; ceiling fans; nest thermostat!

Notable features:

- Corner lot w/street lamp!
- Kitchen – has upgraded SS stove/double-oven, microwave; dishwasher & refrigerator (KitchenAide)! Lots of cherry wood cabinets with ORB pulls
- Sheetrock walls & ceilings! Crown molding in living, dining, kitchen
- LVP flooring in kitchen, dining, & utility
- Crown molding throughout living, dining, & kitchen
- WFP w/tile hearth & beautiful cherry wood mantle/trim
- Separate utility room w quality front-load washer/dryer!
- Master bath has huge soaking tub & separate shower!
- Master bedroom has large walkin closet
- Vaulted ceilings & window coverings-sun shades all windows
- Patio/Deck – great for grilling or just hang'n out!
- Nest thermostat
- 2-car parking; (10' x 10') Storage shed; 8' x 6' porch

Manufactured home on leased land - \$600 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$716/yr) Very affordable for HEB ISD area! Less than ~\$1250 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!