

11203 Scarlet Oak Ln

Great starter home in Harston Woods!



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

Great starter home (1994 manufactured home) in fantastic Harston Woods community! Great features – kitchen has formica & tile counter w/tile backsplash, island + abundant wood cabinets w pulls, vinyl flooring, open to living & dining! Lrg living room w/wood-panel wood-burning fireplace w/tile hearth & wood mantle. Neutral color scheme. Ceiling fans & window coverings. Master bath has double vanities, shower & garden tub, & large walk-in closet; lots of wood cabinets w/pulls. Several rooms w vaulted ceilings. Separate utility room w/cabinets. Many of the rooms have extra shelving - great for storage or knick-knacks! Huge covered porch & ramp! Roof is ~5 yrs old; HVAC is SEER16/410-A. Subdivision has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. Less than ~\$1125 per month (including \$565/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 dishwasher, stove/oven, microwave); blinds & window coverings; AC unit in mbed; security system & cameras;

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/389088>

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:

- Roof – 30-yr dimensional roof ~5 yrs old; HVAC - R410A/SEER 16
- Energy efficiencies – dual pane windows; storm doors; ceiling fans

Notable features:

- Nicely landscaped lot in the premier Harston Woods community!
- Kitchen – has stove/oven w/vent-hood, microwave; dishwasher. Lots of wood cabinets with pulls; large island with sink!
- Sheetrock walls & ceilings! Crown molding throughout
- Carpet & linoleum flooring
- WBFP w/tile hearth & wood mantle
- Separate utility room w cabinets – lots of storage!
- Master bath has huge soaking tub & separate shower!
- Master bedroom has large walkin closet
- Master bedroom has super-cold inside AC unit (for those wanting to sleep at 65 degrees)
- Vaulted ceilings & window coverings-sun shades all windows
- Covered porch with ramp [19' x 8'] – great for grilling or just hang'n out!
- 2-car parking/carport [22' x 20']
- Sprinkler system
- [10' x 10'] Storage shed

Manufactured home on leased land - \$565 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$377/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!