

3213 Blue Ash Ln

Affordable on the greenbelt in Harston Woods!



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

Immaculate (2003) manufactured home in fantastic Harston Woods community w neutral color scheme & modern fixtures thru-out. Great features – kitchen has formica counters + tile backsplash; lots of wood cabinets w brushed nickel pulls, new wood look laminate flooring, 2-yo SS appliances incl refig, dishwasher, stove & vent-hood; open to living & dining! Ceiling fans & window coverings. Master bath has double vanities, shower & garden tub & large walk-in closet, wood cabinets & linen closet. Several rooms w vaulted ceilings. Sep utility room. Lrg 8x24 covered porch; 3-yo roof; HVAC SEER 14.R410A; 3-car parking w carport; security lighting; double pane windows. 10x10 storage shed. Move-in ready. Greenbelt view! Subdvn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. Less than ~\$1145 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(4)
- 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.

Exclusions and notes about conveyance:

Conveyance - window coverings, all appliances, carport

Drone Video: <https://youtu.be/luV4TOFlw7A>

Location/floorplan:



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; ceiling fans; HVAC/SEER 14; appliances less than 2 yo!

Notable features:

- Kitchen – Formica counters; modern fixtures
- Kitchen – 2-year old SS appliances (Oven/range; dishwasher, refrigerator; vent hood); also, garbage disposal
- Kitchen – Cabinets w brush nickel pulls
- Kitchen - Water filter system with dispenser at kitchen sink
- Separate Utility room w/shelving [also washer/dryer hookups & electrical for extra refrig/freezer]
- New wood-look LVP (luxury vinyl plank) in kitchen and entry; carpet in bedrooms & living
- MBath – Separate shower & large garden/soaking tub
- MBath – dual vanities, and cabinets w brush nickel pulls
- MBath - huge walkin closet
- Ceiling fans – living & bedrooms; 2" window blinds most rooms
- 3 year old HVAC – SEER 14/R-410 A; roof is 3 years old!
- South facing front covered porch [24'x8']; 3-car parking! Storage shed 10'x10'
- Exterior, porch & covering, and shed – freshly painted (with great curb appeal); covered back porch
- Sprinkler system; Security lights outside

Manufactured home on leased land - \$600 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$439/yr) Very affordable for HEB ISD area! Less than \$1145 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!*