

2917 Lavender Dr

Affordable in Keller ISD!



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

Fantastic (2014) manufactured home in the Meadow Glen community w neutral color scheme & modern fixtures thru-out. Located in the Keller ISD area and with great features – kitchen has formica granite-look counters w decorative backsplash; lots of wood cabinets w brushed nickel pulls, wood look laminate flooring, appliances incl refrig, dishwasher, stove & vent-hood; open to living & dining! Ceiling fans & window coverings. Master bath has shower & luxurious soaking tub + large walk-in closet, wood cabinets & all modern fixtures. Several rooms w vaulted ceilings. Sep utility room. Lrg porch - perfect for entertaining; 7-yo roof; HVAC SEER 13.R410A; 3-car parking; double pane windows. 10x10 storage shed. Move-in ready. Subdvn has community pool, basketball court, two playgrounds & picnic area w grills. Less than ~\$1125 per month (which includes \$610/mo lot lease)! Keller ISD schools!

Location:

- [Keller ISD](#) - well rated schools; Independence Elem, Trinity Meadows Intermediate, Timbercreek High School
- Minutes from [Alliance Town Center](#), [Texas Motor Speedway](#), [Alliance airport](#) (and the whole Alliance Corridor); Cabela's, Basswood Blvd shops; shopping, entertainment, dining; 30 mins from Eagle Mtn Lake!
- Minutes from BNSF, NAS FW JRB, and many other major employers in the DFW area
- Thirty Mins from DFW International airport
- Immediate access to Hwys I-35, SH170 (Alliance Gateway), minutes to US 377;
- Requires application with Meadow Glen and lot lease (~\$610/mo)
- [Meadow Glen](#) has community pool, activity Center, playground, and picnic area with grills.

Exclusions and notes about conveyance:

Conveyance - window coverings, all appliances, shed & garden tools

Location/floorplan:

Features & Upgrades:

Structural:

- Energy efficiencies – dual pane windows; ceiling fans; HVAC/SEER 13

Notable features:

- Kitchen – Formica counters; modern fixtures; decorative backsplash
- Kitchen – appliances (Oven/range; dishwasher, refrigerator; vent hood)
- Kitchen – Cabinets w brush nickel pulls
- Separate Utility room w/shelving [also washer/dryer hookups & electrical for extra refrig/freezer]
- Wood-look laminate flooring in living, kitchen, breakfast, utility, mbath; carpet in bedrooms
- MBath – Separate shower & large garden/soaking tub
- MBath – Cabinets w brush nickel pulls
- MBath - huge walkin closet
- Ceiling fans – living & bedrooms; 2" window blinds most rooms
- HVAC – SEER 13/R-410 A (furnace coils replaced less than 2 yrs; new AC compressor; roof is 7 years old.
- West facing front porch [24'x8']; 3-car parking! Storage shed 10'x10'
- Sheetrock walls with rounded corners!
- Storage shed conveys (with lawn tools included)

Manufactured home on leased land - \$610 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$754/yr) Very affordable for Keller ISD area! Less than \$1125 per month assumes qualification w lender at 5% down & 23-yr loan @ ~6% interest rate. See Community Guidelines.

*Make an offer
today!*