

3110 Timberland Trl

Prime location – on the exterior!

Like new in Harston Woods!



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

Immaculate (~1.5 year old) manufactured home in fantastic Harston Woods community w modern color scheme & fixtures thru-out. Great features – kitchen has quartz-look formica counters + huge island w pendant lighting; lots of wood cabinets w ORB (oil rubbed bronze) pulls, LVP (luxury vinyl plank) flooring; farm sink; SS appliances incl refrig, dishwasher, microwave, stove & vent-hood; open to living & dining! Sheetrock walls, crown molding, & can lighting; ceiling fans & window coverings. Trey ceiling in living w built-ins! Master bath has double vanities, shower & soaking tub & huge walk-in closet, wood cabinets & linen closet. Several rooms w vaulted ceilings. Sep utility room. Lrg 8x16 covered porch; energy efficient with HVAC SEER 14.R410A, double pane windows, & windows designed to reduce east/west sun. 10x10 storage shed. Subdvn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. Less than ~\$2015 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, built-ins, all kitchen appliances; electric fireplace; 3500 watt electric generator

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/407624>

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

Location/floorplan:

SCHOOLS IN YOUR AREA
The assigned schools are **above average** for the area. There are also **12** private schools and **7** charter schools within **5** miles.

- PK-6 **SPRING GARDEN ELEMENTARY SCHOOL** Assigned, 8 RATING
- 7-9 **HARWOOD JUNIOR HIGH SCHOOL** Assigned, 9 RATING
- 10-12 **TRINITY HIGH SCHOOL** Assigned, 4 RATING

4.12 MILES

10920 Harston Woods Dr, Euless, TX 76040
Euless, TX 76040
- Beds | - Bath | - Sq. Ft.

SCHOOL REPORT

Property Report for 10920 Harston Woods Dr, Euless, TX 76040, Euless, TX 76040
10920 Harston Woods Dr, Euless, TX 76040, Euless, TX 76040 is a property with - bedrooms, - bathrooms, and is approximately - sq feet of living space. This is located in Euless, TX in the zip code 76040. The nearest zip codes are 76039, 76027, 76022, Bedford, Hurst and Richardson TX are the nearest cities.

Neighborhood Report

Crime Rate	Moderate	View Details
School Rating	NA for 10920 Harston Woods Dr, Euless, TX 76040	View Details
Registered Offenders	0 within 1 mile	View Details
Average Home Price	NR	View Details

Total Crime Index
A+

Violent Crime Index
A

Property Crime Index
B

Floorplan

ROOMS: 1

GROSS INTERNAL AREA
FLOOR 1: 2295 sq. ft. EXCLUDED AREAS:
PORCH: 112 sq. ft.
TOTAL: 2295 sq. ft.

Matterport

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!

<p>Notable features:</p> <p>Champion/Athens home which is the luxury division of Champion homes</p> <ul style="list-style-type: none"> • Kitchen – Formica quartz-look counters; modern fixtures incl pendant & canned lighting • Kitchen – less than 2-year old SS appliances (Oven/range; dishwasher, refrigerator; built-in microwave, vent hood) • Kitchen – LOTS of cabinets w ORB (oil rubbed bronze) pulls • Kitchen – Huge breakfast bar/Island with cabinets/storage • Kitchen – Huge SS farm sink with pull-down sprayhead and retractable hose • Separate Utility room w/cabinets [also washer/dryer hookups & electrical for extra refrig/freezer] • LVP (luxury vinyl plank) flooring in kitchen, living, dining, utility, & M bath; carpet in bedrooms • MBath – Walk-in shower (w/rain shower head) & large garden/soaking tub • MBath – dual vanities, and lots of cabinets w ORB pulls & fixtures • MBath - huge walkin closet • Jack-and-Jill bath with separate vanities & walking shower • Ceiling fans – living & bedrooms; 2" window blinds most rooms • ~1.5 year old HVAC – SEER 14/R-410 A; roof is ~1.5 years old! • North facing front covered porch [16'x8']; 2-car parking! Storage shed 10'x10' • Exterior, porch & covering, and shed – great curb appeal and more! 	<p>Manufactured home on leased land - \$600 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$1200/yr) Very affordable for HEB ISD area! Less than \$2015 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.</p> <p style="text-align: center; font-size: 1.2em; font-weight: bold; margin-top: 20px;"><i>Make an offer today!</i></p>
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