

# 11110 Loblolly Ln

## Luxurious & affordable in Harston Woods!



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

Immaculate and like-new manufactured home speaks of luxury AND affordability! 2020 Champion, manufactured at the luxury division in Athens, shows off the quality features & amenities of the home: 3-bed/2-bath 1292 SF in premier Harston Woods community! Open floorplan w modern brushed nickel fixtures; wood-look luxury vinyl plank floors; base & crown molding throughout, ceiling fan & window coverings. Kitchen has SS appliances, lots of cabinets w brushed nickel pulls, granite-look counters w beautiful tile backsplash! Kitchen opens to living & dining. Master bath has double vanities, separate shower w tile surround & frameless glass doors, and large walk-in closet. Sheetrock walls & ceilings. 2-car carport. Enjoy coffee on the fantastic front covered porch! Energy efficiencies – HVAC/SEER 14; double pane, double hung, low-e windows; ceiling fan; storm door. Subdvn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. Less than ~\$1700 per month! Great schools - HEB ISD!

### **Location:**

- [HEB ISD](#) – great schools; Wilshire Elem (7), Harwood Jr (8), Trinity High (7)
- 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.

Virtual Tour, photos, & 3d walkthrough: <https://www.seetheproperty.com/429829>

Drone Video: <https://youtu.be/dMFWoo90bXw>

Community Drone Video: <https://youtu.be/luV4TQFlw7A>



### **Exclusions/Conveyance:**

Items that convey - dishwasher, range, refrigerator, vent hood, microwave, garbage disposal; security lights; window coverings; carport

# 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**

**10920 Harston Woods Dr, Euleess, TX 76040**  
Euleess, TX 76040  
-- Beds | -- Bath | -- Sq.ft

**SCHOOL REPORT**

**Property Report** for 10920 Harston Woods Dr, Euleess, TX 76040, Euleess, TX 76040  
10920 Harston Woods Dr, Euleess, TX 76040, Euleess, TX 76040 is a property with -- bedrooms, -- bathrooms, and is approximately -- sq feet of living space. This is located in Euleess, TX in the zip code 76040. The nearest zip codes are 75038, 76021, 76022, Bedford, Hurst and Richland Hills are the nearest cities.

**Neighborhood Report**

Crime Rate	Moderate	<a href="#">View Details</a>
School Rating	NA for 10920 Harston Woods Dr, Euleess, TX 76040	<a href="#">View Details</a>
Registered Offenders	0 within 1 mile	<a href="#">View Details</a>
Average Home Price	NR	<a href="#">View Details</a>

**Floorplan**

**Total Crime Index**

**Violent Crime Index**

**Property Crime Index**

## Features & Upgrades:

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

## Structural:

- Roof - (2020), HVAC (SEER 14 / 2020), electric water heater (2020)
- Energy efficiencies – low-e, double pane & double hung windows; storm door; ceiling fan

## Notable features\*:

- Modern fixtures & lighting, base & crown molding throughout
- LVP (luxury vinyl plank) flooring in kitchen, living, laundry, and baths; carpet in bedrooms
- Window coverings (2" blinds) throughout
- Sheetrock walls & 9-ft ceilings throughout
- Kitchen – SS appliances (dishwasher, range, refrigerator, vent hood, microwave); lots of quality cabinets w/pulls; farm sink; garbage disposal
- Mbed/bath – tile shower surround with frameless glass doors; double sinks & lots of cabinets; huge walkin closet
- Separate Utility area w/hooks for washer & dryer
- Front covered porch [16' x 6'] with cable stair railing & surround
- Separate storage shed [10' x 10']
- Fully guttered w/downspouts
- 2-car covered parking (carport) w/concrete walkway to back door

\*buyer's need to verify all features, measurements, taxes, easements, & school info.

Manufactured home on leased land-\$590 per month. Low taxes per year: ~\$700 (unexempt). Very affordable for HEB ISD area! ~\$1675 per month assuming 5% down & 25-yr (chattel) loan at 7.25% mortgage interest rate. No rental or lease of homes allowed in the subdivision. See Community Guidelines.

*Make an offer today!*