

# *3016 Shady Grove Drive 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 include refrig, dishwasher, microwave, stove & vent-hood, washer & dryer; 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. Separate utility room. Large porch - perfect for entertaining; 9-yo roof; HVAC SEER 13.R410A; 2-car parking; double pane windows. Move-in ready. Subdvn has community pool, basketball court, two playgrounds & picnic area w grills. Less than ~\$1350 per month (which includes \$650/mo lot lease)! Must purchase using cash or chattel loan; must be approved by the Meadow Glen community.

### **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 (~\$650/mo)
- [Meadow Glen](#) has community pool, activity Center, playground, and picnic area with grills.

# Exclusions and notes about conveyance:

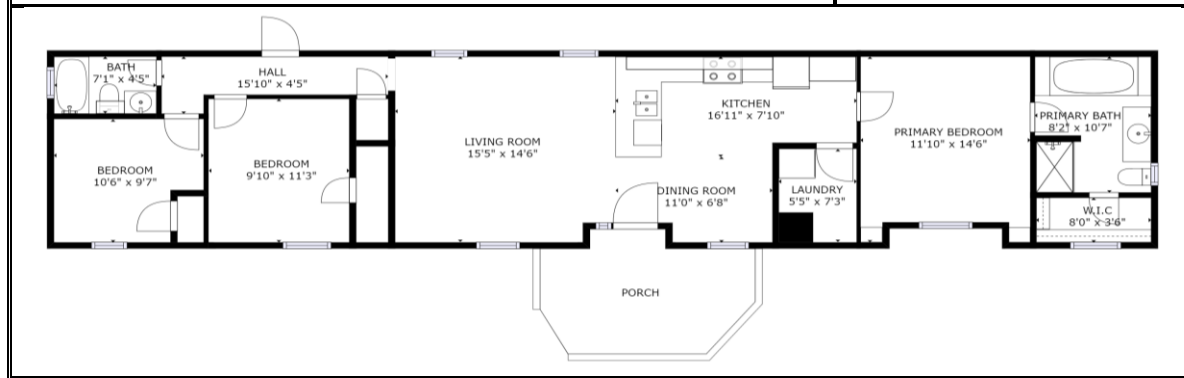
Conveyance - all appliances (including washer & dryer); window coverings; kitchen island

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/434921>



## Location/floorplan:

<p><b>Schools</b> nearby to 3016 Shady Grove Dr, Keller, TX 76244</p> <p>★ Assigned Schools</p> <p>K-12 Schools <span style="float: right;">RATING</span></p> <ul style="list-style-type: none"> <li>Caprock El (Grades KG-04) <span style="float: right;">★</span></li> <hr/> <li>Timber Creek H S (Grades 09-12) <span style="float: right;">★</span></li> <hr/> <li>Stepping Stones Academy (Grades PK-KG) <span style="float: right;">★</span></li> <hr/> <li>Trinity Meadows Int (Grades 05-06) <span style="float: right;">★</span></li> <hr/> <li>Trinity Springs Middle (Grades 07-08) <span style="float: right;">★</span></li> </ul>	<p><b>Property Report</b> for 3016 Shady Grove Dr, Keller, TX 76244</p> <p>3016 Shady Grove Dr, Keller, TX 76244 is a property with -- bedrooms, -- bathrooms, and is approximately -- sq feet of living space. this is located in Keller, TX in the zip code 76244. The nearest zip codes are 76092, 76148, 76182, Haslet, Watauga and Roanoke are the nearest cities.</p> <p><b>Neighborhood Report</b></p> <table border="0"> <tr> <td>Crime Rate</td> <td>Low</td> <td><a href="#">View Details</a></td> <td>Total Crime Index</td> <td>★</td> </tr> <tr> <td>School Rating</td> <td>A for 3016 Shady Grove Dr</td> <td><a href="#">View Details</a></td> <td>Violent Crime Index</td> <td>★</td> </tr> <tr> <td>Registered Offenders</td> <td>0 within 1 mile</td> <td><a href="#">View Details</a></td> <td>Property Crime Index</td> <td>★</td> </tr> <tr> <td>Average Home Price</td> <td>NR</td> <td><a href="#">View Details</a></td> <td></td> <td></td> </tr> </table>	Crime Rate	Low	<a href="#">View Details</a>	Total Crime Index	★	School Rating	A for 3016 Shady Grove Dr	<a href="#">View Details</a>	Violent Crime Index	★	Registered Offenders	0 within 1 mile	<a href="#">View Details</a>	Property Crime Index	★	Average Home Price	NR	<a href="#">View Details</a>		
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**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 13/R-410A

<p><b>Notable features:</b></p> <ul style="list-style-type: none"> <li>• Kitchen – Formica counters; modern fixtures; decorative backsplash</li> <li>• Kitchen – appliances (Oven/range; dishwasher, microwave, refrigerator; vent hood; clothes washer &amp; dryer)</li> <li>• Kitchen – Cabinets w brush nickel pulls</li> <li>• Separate Utility room w/shelving [also washer/dryer hookups &amp; electrical for extra refrig/freezer]</li> <li>• Wood-look laminate flooring in living, kitchen, breakfast, utility, mbath; carpet in bedrooms</li> <li>• MBath – Separate shower &amp; large garden/soaking tub</li> <li>• MBath – Cabinets w brush nickel pulls</li> <li>• MBath - huge walkin closet</li> <li>• Ceiling fans – living &amp; bedrooms; 1" window blinds most rooms</li> <li>• HVAC – SEER 13/R-410 A; roof is 9 years old.</li> <li>• East facing front porch [24'x8'];2-car parking!</li> <li>• Sheetrock walls with rounded corners!</li> </ul>	<p>Manufactured home on leased land - \$650 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$682/yr) Very affordable for Keller ISD area! Less than \$1350 per month assumes qualification w lender at 5% down &amp; 25-yr loan @ ~7.8% interest rate. See Community Guidelines.</p> <p style="text-align: center;"><i><b>Make an offer today!</b></i></p>
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