11724 Savor Drive A great home AND affordable in Keller ISD!









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

Charming(2013) manufactured home in the Meadow Glen community w neutral color scheme & modern fixtures thru-out. Located in the Keller ISD area with great features – open floorplan! Kitchen has granite-look formica counters w decorative tile backsplash; lots of quality wood cabinets, luxury vinyl plank flooring throughout w carpet in bed rooms, appliances include refrigerator, dishwasher, microwave, stove & vent-hood; open to living & dining! Ceiling fans & window coverings. Master bath has separate shower & luxurious soaking tub + large walk-in closet, granite-look counters, wood cabinets & modern fixtures. Vaulted ceilings throughout. Separate utility room w shelving. Large porch - perfect for relaxing or entertainment! Move-in ready. 3-car assigned parking. Subdvn has community pool, basketball court, two playgrounds & picnic area w grills. Less than ~\$1275 per month (which includes \$650/mo lot lease)! Keller ISD schools!

Location:

- <u>Keller ISD</u> well rated schools; Caprock Elementary, Trinity Meadows Intermediate, Trinity Springs Middle School, 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.

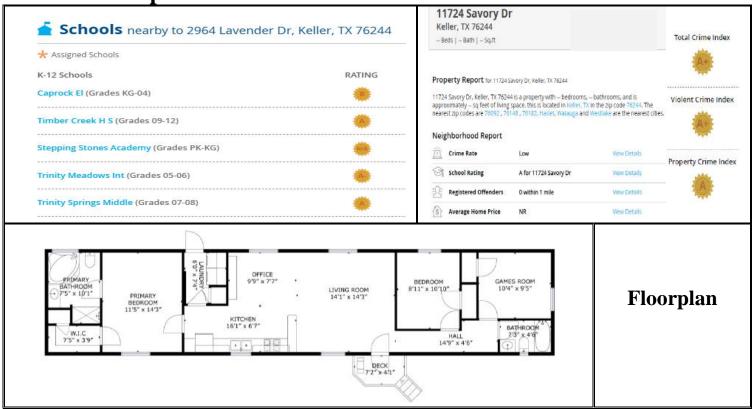
Exclusions and notes about conveyance:

Conveyance - window coverings, all kitchen appliances (not clothes washer/dryer)

Virtual Tour, photos, & 3d-walkthrough: https://www.seetheproperty.com/436519



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 13; google/nest-like thermostat

Notable features*:

- Crown & base molding throughout; sheetrock walls & ceiling
- Kitchen Granite-look formica counters; modern fixtures; tile backsplash
- Kitchen appliances (Oven/range & vent hood; dishwasher, refrigerator, microwave)
- Kitchen Plenty of wood cabinets with bonus butler's pantry!
- Separate Utility room w/shelving [also washer/dryer hookups & room for extra refrig/freezer]
- Luxury vinyl plank flooring throughout the home except carpet in bedrooms.
- MBath Separate shower & large garden/soaking tub
- MBed huge walkin closet
- Ceiling fans living & master bedroom; 2" window blinds most rooms
- HVAC SEER 13/R-410 A; google/nest-like thermostat
- Northwest facing front porch [10'x8'];3-car parking!

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

Manufactured home on leased land - \$650 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$686/yr) Very affordable for Keller ISD area! Less than \$1275 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8.25% interest rate. See Community Guidelines.

Make an offer today!