

# *3475 Trinity Terrace Ln*

## *Fantastic & Affordable Gem in Euless!*



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

Immaculate 2015 Champion manufactured home featuring a stylish and modern color scheme and fixtures. Situated on a fantastic lot with abundant shade trees and great curb appeal in the charming Trinity Place MHP community. Enjoy the outdoors on two spacious decks, ideal for entertaining or relaxing beneath the soothing shade. 2-bed/2-bath + office w/barn door! The open floorplan boasts modern brushed nickel fixtures, wood-look laminate and carpet flooring, and ample cabinets, storage, ceiling fans, and window coverings. The well-equipped kitchen showcases matching-black appliances, Formica counters, a serving bar/butler's pantry, a large walk-in utility room with a bonus - pantry shelving! All kitchen appliances are included. The kitchen seamlessly connects to the living area. The master bedroom with an ensuite bath features double vanities and a walk-in closet. Energy-efficient features include SEER 14 HVAC and double-pane windows. Additional highlights include a large 12x10 shed with electricity, perfect for a workshop or storage, and a 2-car carport. Less than ~\$1400 per month! Great schools - HEB ISD! TDHCA contracts & disclosures (not TREC). Prospective buyers need to contact listing agent who is licensed with the TDHCA.

### **Location:**

- [HEB ISD](#) – great schools; Oakwood Terrace Elem, Euless Jr, Trinity High
- Near Industrial Blvd (Hwy 157) & Trinity Blvd with immediate access to highways (I-10, SH360, I-820, I-157), as well as Arlington & Bedford/Euless
- Access to DFW International airport is a quick 8 min drive!
- Nearby shopping, entertainment, dining, and other notable establishments
- Minutes from Bell Helicopter, DFW Airport, and many other major employers
- Requires residency application with Trinity Place and annually renewing lot lease

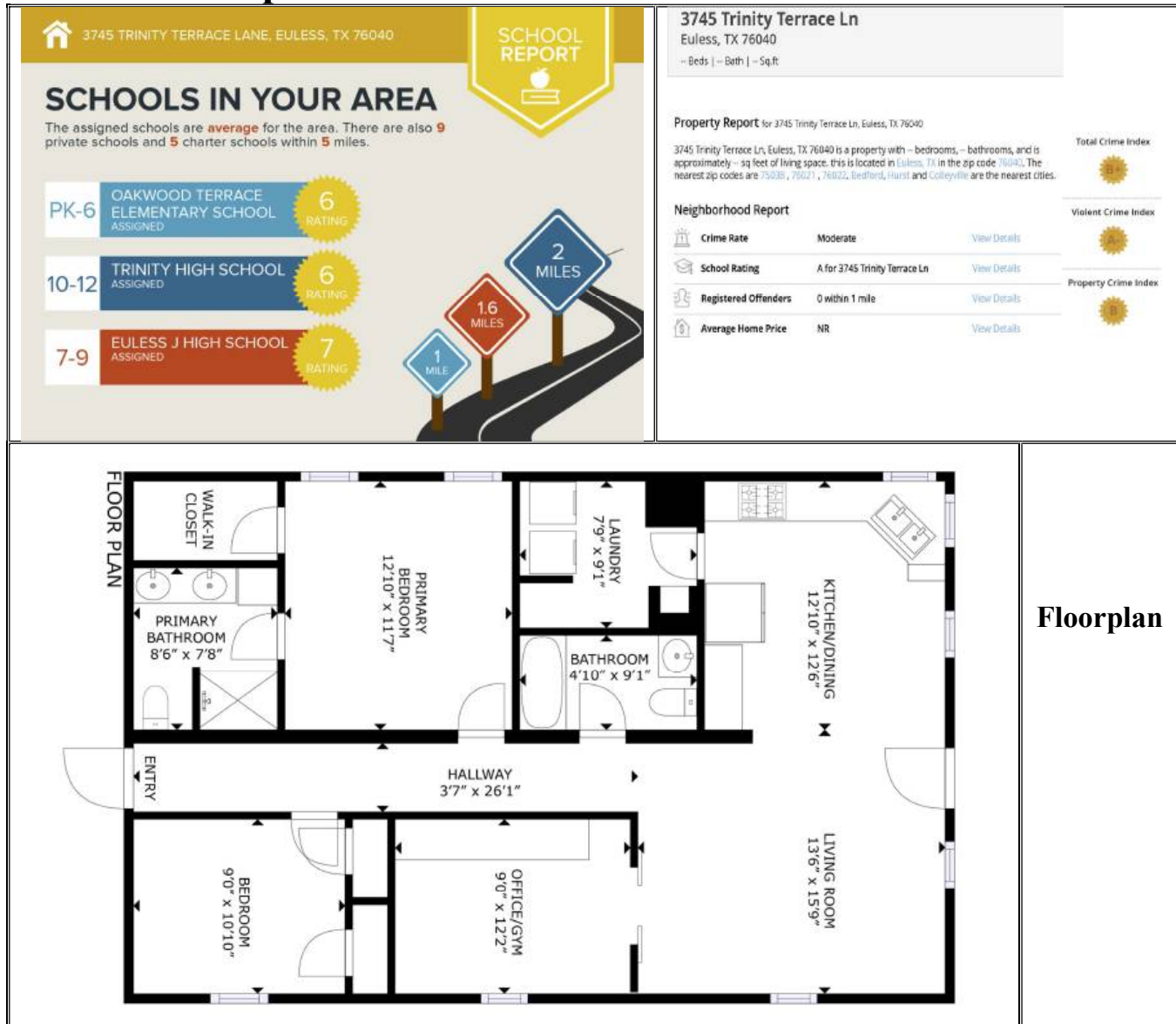
Virtual Tour, photos, & 3d walkthrough: <https://www.seetheproperty.com/448005>



### **Exclusions/Conveyance:**

washer/dryer; microwave; security system needs to transfer to buyer

## Location/floorplan:



## Features & Upgrades:

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

## Structural:

- Roof - (2015), HVAC (SEER 14 / 2015)
- Energy efficiencies – dual pane windows; ceiling fans

## Notable features:

- Base & Crown molding throughout; ceiling fans in multiple rooms
- Window blinds throughout
- Separate utility/laundry – includes pantry with lots of built-in cabinets/storage!
- Kitchen – has matching stove/oven, dishwasher, refrigerator
- Master bath has dual vanities w/modern fixtures & vanity lighting!
- Master bedroom has large walkin closet!
- Vaulted ceilings & window coverings throughout
- Huge front uncovered deck [26' x 6'] and back porch [15' x 6']!
- Security system needs to transfer to buyer; lighting, video,
- 2-carport parking
- Lot has fantastic large trees with LOTS of shade!

Manufactured home on leased land - \$620 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$660/yr-unexempt) Very affordable for HEB ISD area! Less than \$1400 per month assumes qualification w lender at 5% down & 25-yr loan @ ~8% interest rate. No rental or lease of homes allowed in the subdivision. See Community Guidelines.

*Make an offer today!*