

# 11201 Scarlet Oak Ln

## Great features, great price in Euless!



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

*This home is being sold AS-IS; priced for quick sale! The home just needs some TLC...*

Super affordable (2002) manufactured home in fantastic Harston Woods community. Great features – kitchen has tile-look vinyl flooring, formica counters, lots of cabinets-storage, black appliances & venthood. Kitchen has large island with breakfast bar. Neutral color scheme & modern fixtures throughout. Open floorplan & kitchen opens to living & dining (two living areas + breakfast area). Ceiling fans & window coverings. Master bath has double vanities, shower, and huge walk-in closet. Several rooms w vaulted ceilings. Separate utility room with shelving. Landscaped lot. 2-car carport; large covered front porch; storage shed! Subdivision has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. HEB ISD schools! Use of TDHCA contracts & disclosures (not TREC) .

### 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 and private pond/fishing.

Virtual Tour, Photos, 3D-walkthrough, & Features: <https://www.seetheproperty.com/453148>

3d-walkthru: <https://my.matterport.com/show/?m=wL6G6vs4peA>

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

**Exclusions/Conveyance:** furnishings excluded; conveyance - appliances (incl dishwasher, stove/oven, refrig, microwave, clothes washer & dryer); window coverings; carport



## Location/floorplan:



## Structural:

- 3-bed/2-bath 1456 SF [2002 Palm Harbor / model – CPP452E4]
- Roof - (2019)
- Energy efficiencies – dual pane windows; ceiling fans

## Notable features\*:

- Kitchen – includes all appliances (including range/oven; built-in dishwasher, & refrigerator)
- Kitchen – breakfast bar
- Kitchen - lots of additional cabinet and counter space w/vent hood
- Separate Utility room [with shelving]
- Mbath with separate vanities; shower; and huge walkin closet.
- Large covered front porch [9' x 9']
- Storage shed [10' x 10']
- Vaulted ceiling in mbed, living, kitchen, breakfast, & dining
- 2-car parking with carport

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

Manufactured home - on leased land of \$625 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$450/yr) Very affordable for HEB ISD area! Estimated ~\$1500 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!***