

# 11106 Scarlet Oak Ln

## *Fantastic, like-new, and affordable!*



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

This superb 2018 Champion mfg home is like-new & affordable, also fully furnished! Boasting 3 beds & 2 baths & 1292 sq ft + shed + covered porch & carport, it's nestled in the premier Harston Woods community. Enter to find an open layout w great features including brushed nickel fixtures, wood-look laminate floors, vaulted ceilings, & crown molding. Notably, this home was manufactured at the Athens plant, Champion's luxury brand. The kitchen is a highlight, featuring SS appliances, elegant cabinets w brushed nickel pulls, granite-look counters w elegant tile backsplash, breakfast bar, & walkin pantry. It flows seamlessly into the living & dining areas, creating a central hub for the home. The master bed-bath & ensuite offers a lavish escape w double vanities, separate shower, generous walk-in closet, & a relaxing soaking tub. An extra perk is the office area w its own cabinets, perfect for work or study. Several rooms boast vaulted ceilings, enhancing the spacious and open feel. A separate utility room adds to the home's practicality, & a covered porch provides an ideal spot for relaxation or outdoor gatherings. Energy efficiencies – HVAC/SEER 15; double pane 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! HEB ISD schools!

### **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.

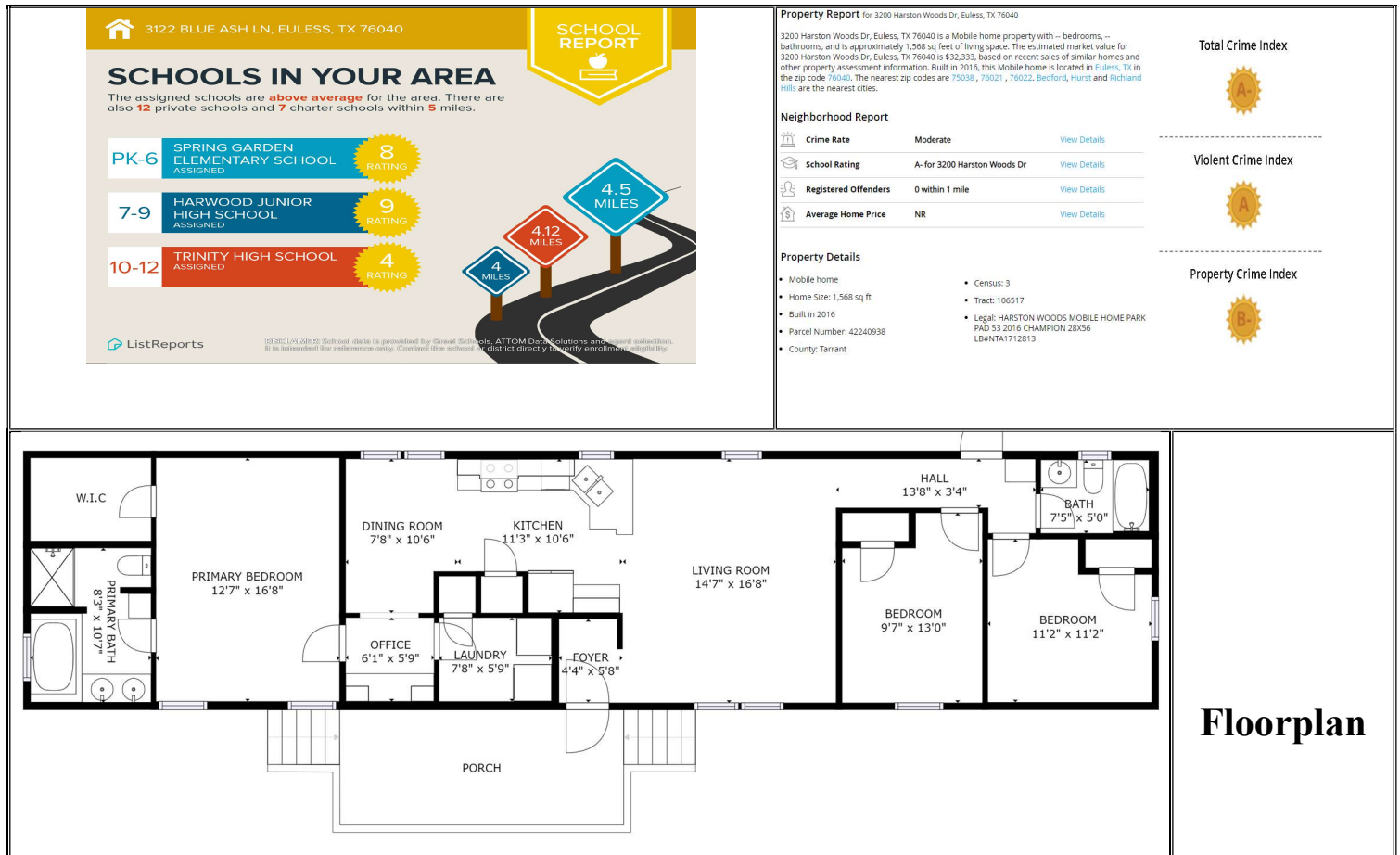
**Notes about conveyance:** all appliances (refrigerator, dishwasher, microwave, range, garbage disposal, washer/dryer); all furnishings incl window coverings plus security system; not video camera in kitchen & Spectrum equipment.

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/453746>  
Drone Video: <https://youtu.be/luV4TDFlw7A>



SCAN ME

## Location:



## 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 15

### Notable features:

- Crown molding & baseboards throughout the home
- Kitchen – granite-look counters; gorgeous tile backsplash;
- Kitchen – SS appliances (dishwasher, microwave, refrigerator); plus disposal & black oven/range
- Kitchen – LOTS of quality cabinets with brush nickel pulls & crown molding
- Separate Utility room [with washer/dryer & hookups]
- Sheetrock walls & ceiling
- Office area with cabinets & drawers!
- MBath - Separate shower & large garden/soaking tub w/privacy window
- MBath – dual vanities, and quality cabinets with brush nickel pulls
- MBed - huge walkin closet
- Front covered porch [17' x 8']
- Storage shed 10' x 10'
- Vaulted ceiling in mbed, living, kitchen, dining
- Ceiling fans – living room & MBed; window coverings all rooms
- HVAC – SEER 15/R-410 A; smart thermostat
- 2-carport

Manufactured home on leased land - \$625 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$470/yr) Very affordable for HEB ISD area! Less than \$1700 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!*