# 11111 Scarlet Oak Ln Energy efficient & great price in Euless!







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

Explore this immaculate, like-new 2016 Champion manufactured home in the premier Euless/Harston Woods community. A move-in-ready 3-bed/2-bath haven with 1568 SF, it unveils an open floorplan featuring modern brushed nickel fixtures, wood-look laminate floors, and ample cabinets offering abundant storage. Ceiling fans and 2" blinds thru-out. The kitchen is open to the living & dining and with SS appliances, plenty of cabinets adorned with brushed nickel pulls, granite-look counters, stone tile backsplash, huge walk-in pantry, and a large island with cabinets. The shaker-style cabinet décor adds a touch of elegance. The master bath is a retreat with double vanities, a separate shower, a spacious walk-in closet, and a garden tub. Vaulted ceilings in several rooms enhance the spacious feel. Additional features include a separate huge utility room, and covered porch. Energy efficiencies with solar panels, HVAC/SEER 16, double-pane windows, ceiling fans, and storm doors, ensure a comfortable and cost-effective living environment. This residence is a perfect blend of style, functionality, and energy efficiency. Subdyn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. For cash purchase, total estimated costs  $\sim$ \$775 per month + utilities. For loan purchase - less than  $\sim$ \$1960 per month (total) assumes qualification w lender at 5% down & 25-yr loan 🛽 ~8% interest rate. HEB ISD schools! Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires lot lease.

#### **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.

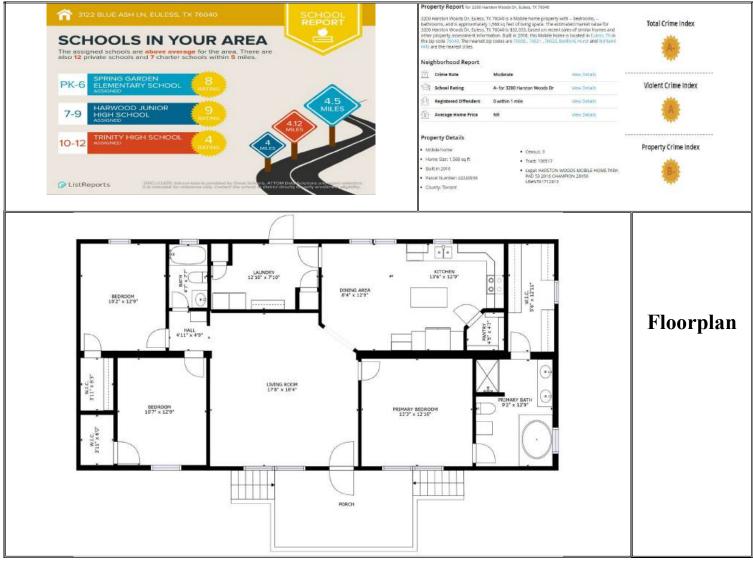
Exclusions and notes about conveyance: excluded – curtains, washer/dryer (negotiable); conveyance - window blinds, kitchen appliances, solar panels (buyer must transfer), monitored security (buyer must transfer)

Virtual Tour, photos, & 3d-walkthrough: https://www.seetheproperty.com/456549

Drone Video: https://youtu.be/luV4T0F1w7A



#### **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/Rheem/SEER 16

### **Notable features\*:**

- Kitchen granite-look counters; subway tile backsplash;
- Kitchen SS appliances (Oven/range; dishwasher, microwave, refrigerator)
- Kitchen LOTS of quality country cabinets w brush nickel pulls
- Kitchen large walkin pantry + island!
- Separate Utility room [with washer/dryer hookups]
- Sheetrock walls & ceiling
- MBath Separate shower & large garden tub
- MBath dual vanities, and quality cabinets w brush nickel pulls
- MBath 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;
- 2" window blinds all rooms
- HVAC 4-ton Rheem/SEER 16/R-410 A
- \*buyer's need to verify all features, measurements, taxes, easements, & school info.

Manufactured home on leased land - \$625 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$652/yr) Very affordable for Keller ISD area! For cash purchase, total estimated costs ~\$775 per month + utilities. For loan purchase - less than ~\$1960 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8% interest rate. See Community Guidelines.

Make an offer today!