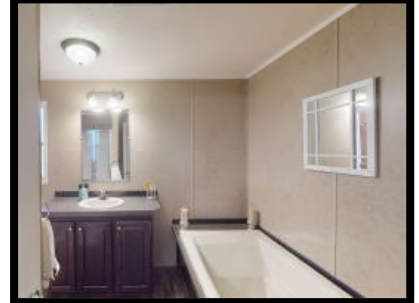


11756 Verbena

Great features & great price in Keller ISD!



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

Discover this exceptional 2015 manufactured home in the Meadow Glen community, with a neutral color scheme and contemporary fixtures throughout. Nestled in the Keller ISD area, this home showcases enticing features. The kitchen is open to the living & dining areas, perfect for entertaining, and has formica granite-look counters adorned with a decorative tile backsplash, abundant wood cabinets featuring brushed nickel pulls, and wood-look laminate flooring. Appliances include a dishwasher, range/stove, & ornate wood vent hood, creating a stylish and functional space. Enjoy the comfort of ceiling fans and elegant window coverings that enhance the space. The master bath provides a luxurious retreat with a shower and a separate soaking tub, complemented by a spacious walk-in closet, wood cabinets, and modern fixtures. Sheetrock walls adorned with base and crown molding add a touch of sophistication throughout. A separate utility room/area ensures practicality. The large porch is perfect for entertaining, and the home features HVAC SEER 13.R410A, 2-car parking, double-pane windows, and storm door. This move-in-ready residence combines style, comfort, and convenience in every detail. Subdvn has community pool, basketball court, two playgrounds & picnic area w grills. For cash purchase, total estimated costs ~\$885 per month + utilities. For loan - less than ~\$1360 per month (which includes \$800/mo lot lease)! Keller ISD schools! Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires lot lease.

Location:

- [Keller ISD](#) - 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 (~\$800/mo)
- [Meadow Glen](#) has community pool, activity Center, playground, and picnic area with grills.

Exclusions and notes about conveyance: Conveyance - window blinds, all kitchen appliances

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/456509>



SCAN ME

Location/floorplan:

<p>Schools nearby to 11756 Verbena Dr, Keller, TX 76244</p> <p>★ Assigned Schools</p> <table border="1"> <thead> <tr> <th>K-12 Schools</th> <th>RATING</th> <th>DISTANCE</th> </tr> </thead> <tbody> <tr> <td>Caprock El (Grades KG-04)</td> <td></td> <td>0.18 miles</td> </tr> <tr> <td>Timber Creek H S (Grades 09-12)</td> <td></td> <td>0.4 miles</td> </tr> <tr> <td>Stepping Stones Academy (Grades PK-KG)</td> <td></td> <td>0.58 miles</td> </tr> <tr> <td>Trinity Meadows Int (Grades 05-06)</td> <td></td> <td>0.69 miles</td> </tr> <tr> <td>Trinity Springs Middle (Grades 07-08)</td> <td></td> <td>0.71 miles</td> </tr> </tbody> </table>	K-12 Schools	RATING	DISTANCE	Caprock El (Grades KG-04)		0.18 miles	Timber Creek H S (Grades 09-12)		0.4 miles	Stepping Stones Academy (Grades PK-KG)		0.58 miles	Trinity Meadows Int (Grades 05-06)		0.69 miles	Trinity Springs Middle (Grades 07-08)		0.71 miles	<p>11756 Verbena Dr Keller, TX 76244 -- Beds -- Bath -- Sq.ft</p> <p>Property Report for 11756 Verbena Dr, Keller, TX 76244 11756 Verbena Dr, Keller, TX 76244 is a property with -- bedrooms, -- bathrooms, and is approximately -- sq feet of living space, this is located in Keller, TX in the zip code 76244. The nearest zip codes are 76092, 76148, 76182, Haslet, Watauga and Westlake are the nearest cities.</p> <p>Neighborhood Report</p> <table border="1"> <tr> <td>Crime Rate</td> <td>Low</td> <td>View Details</td> </tr> <tr> <td>School Rating</td> <td>A for 11756 Verbena Dr</td> <td>View Details</td> </tr> <tr> <td>Registered Offenders</td> <td>0 within 1 mile</td> <td>View Details</td> </tr> <tr> <td>Average Home Price</td> <td>NR</td> <td>View Details</td> </tr> </table> <p>Total Crime Index </p> <p>Violent Crime Index </p> <p>Property Crime Index </p>	Crime Rate	Low	View Details	School Rating	A for 11756 Verbena Dr	View Details	Registered Offenders	0 within 1 mile	View Details	Average Home Price	NR	View Details
K-12 Schools	RATING	DISTANCE																													
Caprock El (Grades KG-04)		0.18 miles																													
Timber Creek H S (Grades 09-12)		0.4 miles																													
Stepping Stones Academy (Grades PK-KG)		0.58 miles																													
Trinity Meadows Int (Grades 05-06)		0.69 miles																													
Trinity Springs Middle (Grades 07-08)		0.71 miles																													
Crime Rate	Low	View Details																													
School Rating	A for 11756 Verbena Dr	View Details																													
Registered Offenders	0 within 1 mile	View Details																													
Average Home Price	NR	View Details																													

	<h2>Floorplan</h2>
--	--------------------

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; smart thermostat

Notable features*:

- Kitchen – Formica counters; modern fixtures; decorative tile backsplash
- Kitchen – appliances (Oven/range; dishwasher, vent hood)
- Kitchen – Cabinets w brush nickel pulls
- Utility room/area w/shelving & washer/dryer hookups
- Wood-look laminate flooring in living, kitchen, breakfast, utility, mbath; carpet in bedrooms
- MBath – Separate shower & large garden/soaking tub
- MBath – Cabinets w brush nickel pulls
- MBath - huge walkin closet
- Ceiling fans – living & bedrooms; 2" window blinds most rooms
- HVAC – SEER 13/R-410 A; roof is 9 years old.
- North facing front porch [11'x10']; 2-car parking!
- Sheetrock walls with rounded corners!

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

Manufactured home on leased land - \$800 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$546yr) Very affordable for Keller ISD area! **For cash purchase, total estimated costs ~\$885 per month + utilities.** For loan - less than ~\$1360 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8% interest rate. See Community Guidelines.