

# 11769 Verbena

## Discover Spacious Living: Affordable 4-Bed in Keller ISD!



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

Discover affordability in this 2000 4-bed/2-bath, 1792 SF mfg home in Keller/Meadow Glen! The open floorplan seamlessly connects the kitchen to the breakfast room, living, and dining areas. Check out these rooms – they are huge! Enjoy split bedrooms for added privacy and a separate utility room with shelving. The kitchen has formica counters with tile backsplash, ample wood cabinets with pulls, appliances (stove & disposal), breakfast bar, butler's pantry, and a cozy breakfast area. Many of the rooms feature ceiling fans and window coverings. The master bed/bath boasts dual vanities, a separate shower, a garden tub, and a large walk-in closet with wood cabinets and pulls. Several rooms feature vaulted ceilings, creating a spacious atmosphere. Step outside to a large covered front porch, ideal for entertaining or enjoying coffee on cool mornings. An uncovered back patio adds versatility. Park with ease and protect your vehicles under the 2-car carport. Recent upgrades include a dimensional/30-yr roof (2yo), HVAC (9yo, SEER13/410-A), new vinyl double pane windows (north & east), and hot water heater (less than 4yo). New carpet enhances all rooms except the kitchen, breakfast, utility, and baths. This home is move-in ready, offering a perfect blend of style and practicality. Subdvn has community pool, basketball court, two playgrounds & picnic area w grills. For cash purchase, total estimated costs ~\$893 per month + utilities. For loan - less than ~\$1625 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. Some photos are virtually staged.

### **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, carport

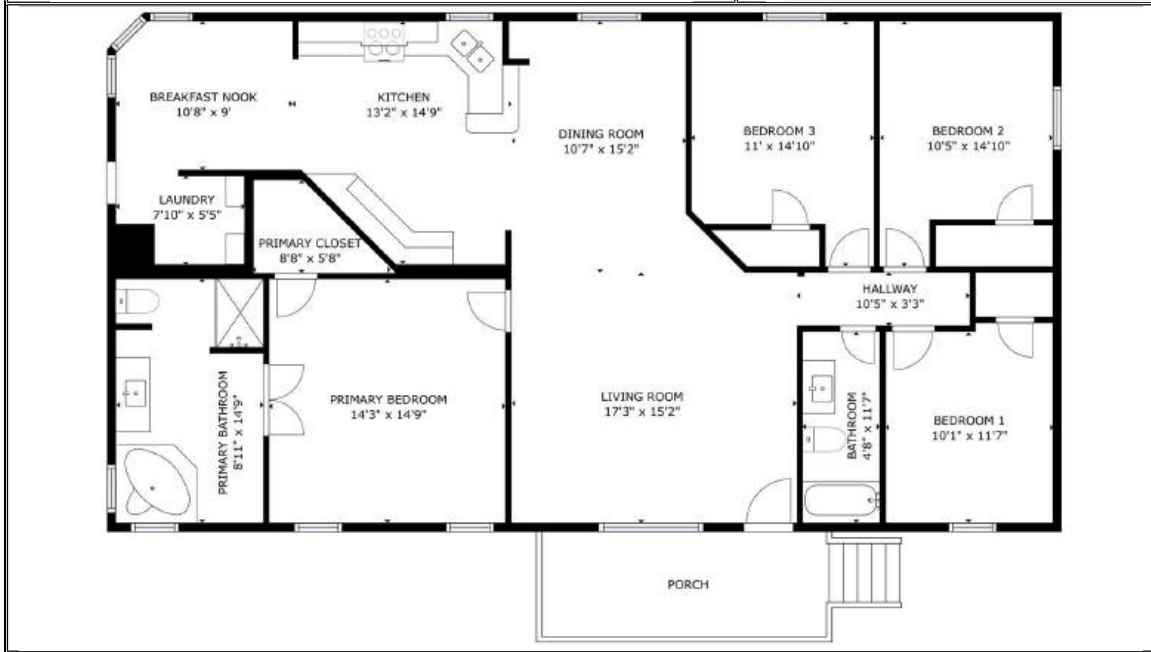
Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/457186>



SCAN ME

# Location/floorplan:

<p><b>Schools</b> nearby to 11769 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>0.15 miles</td> </tr> <tr> <td>Timber Creek H S (Grades 09-12)</td> <td></td> <td>0.38 miles</td> </tr> <tr> <td>Stepping Stones Academy (Grades PK-KG)</td> <td></td> <td>0.59 miles</td> </tr> <tr> <td>Trinity Meadows Int (Grades 05-06)</td> <td></td> <td>0.73 miles</td> </tr> <tr> <td>Trinity Springs Middle (Grades 07-08)</td> <td></td> <td>0.74 miles</td> </tr> </tbody> </table> <p><a href="#">View All Keller, TX K-12 Schools</a></p>	K-12 Schools	RATING	DISTANCE	Caprock El (Grades KG-04)		0.15 miles	Timber Creek H S (Grades 09-12)		0.38 miles	Stepping Stones Academy (Grades PK-KG)		0.59 miles	Trinity Meadows Int (Grades 05-06)		0.73 miles	Trinity Springs Middle (Grades 07-08)		0.74 miles	<p><b>11769 Verbena Dr</b> Keller, TX 76244 -- Beds   -- Bath   -- Sq ft</p> <p><b>Property Report</b> for 11769 Verbena Dr, Keller, TX 76244</p> <p>11769 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><b>Neighborhood Report</b></p> <table border="1"> <tr> <td> Crime Rate</td> <td>Low</td> <td><a href="#">View Details</a></td> </tr> <tr> <td> School Rating</td> <td>A for 11769 Verbena Dr</td> <td><a href="#">View Details</a></td> </tr> <tr> <td> Registered Offenders</td> <td>0 within 1 mile</td> <td><a href="#">View Details</a></td> </tr> <tr> <td> Average Home Price</td> <td>NR</td> <td><a href="#">View Details</a></td> </tr> </table>	Crime Rate	Low	<a href="#">View Details</a>	School Rating	A for 11769 Verbena Dr	<a href="#">View Details</a>	Registered Offenders	0 within 1 mile	<a href="#">View Details</a>	Average Home Price	NR	<a href="#">View Details</a>	<p>Total Crime Index </p> <p>Violent Crime Index </p> <p>Property Crime Index </p>
K-12 Schools	RATING	DISTANCE																														
Caprock El (Grades KG-04)		0.15 miles																														
Timber Creek H S (Grades 09-12)		0.38 miles																														
Stepping Stones Academy (Grades PK-KG)		0.59 miles																														
Trinity Meadows Int (Grades 05-06)		0.73 miles																														
Trinity Springs Middle (Grades 07-08)		0.74 miles																														
Crime Rate	Low	<a href="#">View Details</a>																														
School Rating	A for 11769 Verbena Dr	<a href="#">View Details</a>																														
Registered Offenders	0 within 1 mile	<a href="#">View Details</a>																														
Average Home Price	NR	<a href="#">View Details</a>																														



## Floorplan

## 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

## Notable features\*:

- Kitchen – Formica counters; modern fixtures; decorative tile backsplash
- Kitchen – appliances (Oven/range, vent hood; garbage disposal)
- Kitchen – Cabinets w brush nickel pulls
- Kitchen – Butler's pantry w/lots of additional cabinets
- Utility room/area w/shelving & washer/dryer hookups
- New carpet in all rooms except the kitchen, breakfast, utility, and baths
- MBath – Separate shower & large garden/soaking tub
- MBath – Cabinets w brush nickel pulls
- MBed - huge walkin closet
- Panel walls with crown molding!
- Ceiling fans – living & Mbed; 1" window blinds most rooms
- HVAC – SEER 13/R-410 A; 30-year/dimensional roof is 2 years old
- New vinyl double pane windows (north & east – 6 windows)
- Gutters & downspouts!
- South facing front porch [14'x7']
- 2-car carport parking!

\*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! (~\$441/yr) Very affordable for Keller ISD area! **For cash purchase, total estimated costs ~\$893 per month + utilities.** For loan - less than ~\$1625 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8% interest rate. See Community Guidelines.

*Make an offer today!*