

3117 Basil Leaf St

Charm and Convenience – in Meadow Glen/Keller



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

Discover the charm of this 2014 mfg home in the Meadow Glen community, featuring a neutral color scheme & modern fixtures thru-out. Situated in Keller ISD, schools are within walking distance. This home boasts an array of great features, together with an efficient & open floorplan. The kitchen has granite-look formica counters, a decorative tile backsplash, quality wood cabinets, and wood-look luxury vinyl plank flooring. Appliances include a refrigerator, dishwasher, microwave, stove, & vent-hood, making this space both stylish and functional. The dining area features a butler's pantry, adding a touch of elegance. Ceiling fans & window coverings enhance the atmosphere. Large Mbed w/huge walking closet & ensuite bathroom provides a luxurious retreat with separate shower and soaking tub, granite-look counters, wood cabinets, & modern fixtures. Sheetrock walls have base and crown molding, adding sophistication thru-out. A separate utility/laundry room with shelving ensures practicality. Move-in ready, this home offers a large porch perfect for relaxation or entertainment. Additional features include HVAC SEER 13.R410A, 2-car assigned parking, double-pane windows, and a storm door. This residence is a harmonious blend of style, comfort, and convenience. Subdvn has community pool, basketball court, two playgrounds & picnic area w grills. For cash purchase, total estimated costs ~\$882 per month + utilities. For loan - less than ~\$1410 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 may be 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: furnishings negotiable; conveyance - appliances (washer/dryer; range & venthood; dishwasher; refrigerator; microwave); window coverings; shed

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/457137>



Location/floorplan:

Schools nearby to 3117 Basil Leaf St, Keller, TX 76244			3117 Basil Leaf St Keller, TX 76244		Total Crime Index
★ Assigned Schools			-- Beds -- Bath -- Sq.ft		
K-12 Schools	RATING	DISTANCE	Property Report for 3117 Basil Leaf St, Keller, TX 76244		Violent Crime Index
Caprock El (Grades KG-04)		0.03 miles	3117 Basil Leaf St, 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, Westlake and Roanoke are the nearest cities.		
Timber Creek H S (Grades 09-12)		0.26 miles	Neighborhood Report		Property Crime Index
Stepping Stones Academy (Grades PK-KG)		0.57 miles	Crime Rate Low View Details		
Kay Granger El (Grades PK-05)		0.74 miles	School Rating A for 3117 Basil Leaf St View Details		
Trinity Springs Middle (Grades 07-08)		0.76 miles	Registered Offenders 0 within 1 mile View Details		
View All Keller, TX K-12 Schools			Average Home Price NR View Details		

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; smart thermostat

Notable features*:

- Kitchen – Formica counters; modern fixtures; decorative tile backsplash
- Kitchen – appliances (Oven/range; dishwasher, vent hood; refrigerator; microwave)
- Kitchen – Cabinets w brush nickel pulls
- Utility room/area w/shelving & washer/dryer hookups (washer/dryer convey)
- Wood-look LVP 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 10 years old.
- West facing front porch [10'x7']; 2-car assigned parking!
- Sheetrock walls with base & crown molding!

*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! (~\$481/yr) Very affordable for Keller ISD area! **For cash purchase, total estimated costs ~\$882 per month + utilities.** For loan - less than ~\$1410 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8% interest rate. See Community Guidelines.

Make an offer today!