# 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.R4IDA, 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:**

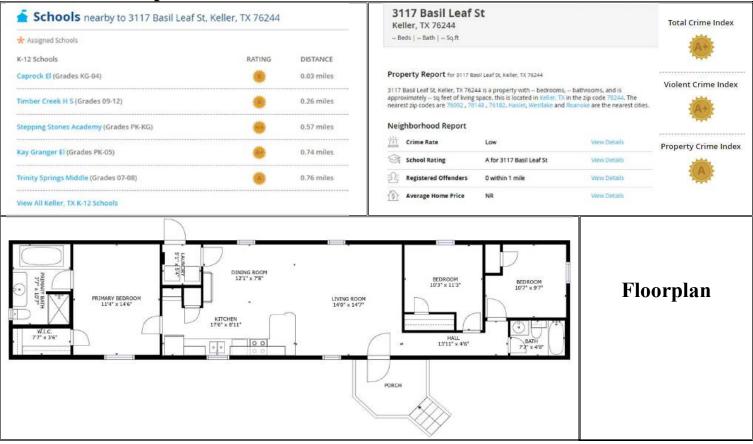
- <u>Keller ISD</u> well rated schools; Caprock Elementary, Trinity Meadows Intermediate, Trinity Springs Middle School, Timbercreek High School
- Minutes from Alliance Town Center, Texas Motor Speedway, Alliance airport (and the whole Alliance Corridor); Cabela's, Basswood Blvd shops; shopping, entertainment, 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:



## 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!
- $^{f{\star}}$ buyer's need to verify all features, measurements, taxes, easements, 8 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! (~\$481yr) 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!