

# 11701 Savory Dr

## Charmingly appealing – in Meadow Glen/Keller



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

Step into this desirable 2015 manufactured home in the charming Meadow Glen community, situated in the Keller ISD (with great schools within walking distance). This 2-bed/2-bath well-kept home offers the ideal balance of comfort and sophistication with its neutral color palette and contemporary fixtures. The floorplan is open and upon entry the kitchen, living, and breakfast area are immediately seen. The kitchen has matched black appliances, including a refrigerator, range/oven, microwave, and dishwasher together with granite-look Formica countertops with tile backsplash and breakfast bar. The kitchen offers plenty of quality built-in cabinets with brushed-nickel pulls, providing ample storage and contemporary look. The open floor plan creates an inviting space for entertaining and family gatherings. The master bedroom features a large walk-in closet and ensuite bath has built-in cabinets with brushed-nickel pulls, and shower/tub combo. The separate laundry area includes shelving. Step outside to the huge 21 x 9 porch, an ideal spot for entertainment or relaxation. Located on a spacious corner lot, this home offers plenty of outdoor space together with an assigned 2-car parking area. Move-in ready and priced right for this Meadow Glen home is a great opportunity to live near great Keller ISD schools, and other fantastic amenities nearby. Additional features include HVAC SEER 13.R410A, 2-car assigned parking, double-pane windows. This residence is a blend of style, comfort, and convenience. Subdvn has community pool, basketball court, two playgrounds & picnic area w grills. For cash purchase, total estimated costs ~\$875 per month + utilities. For loan - less than ~\$1330 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 - appliances (range & venthood; dishwasher; refrigerator; microwave); window coverings

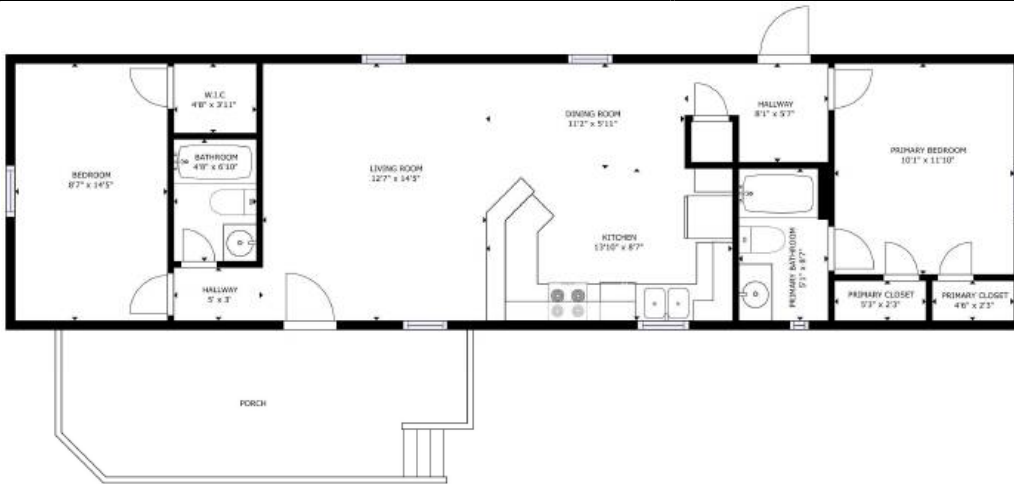
Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/465261>



SCAN ME

## Location/floorplan:

Schools nearby to 11701 Savory Dr, Keller, TX 76244			11701 Savory Dr Keller, TX 76244		Total Crime Index
★ Assigned Schools			-- Beds   -- Bath   -- Sq.ft		
K-12 Schools	RATING	DISTANCE	<b>Property Report</b> for 11701 Savory Dr, Keller, TX 76244		Violent Crime Index
Caprock El (Grades KG-04)		0.12 miles	11701 Savory 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.		
Timber Creek H S (Grades 09-12)		0.32 miles	<b>Neighborhood Report</b>		Property Crime Index
Stepping Stones Academy (Grades PK-KG)		0.51 miles	Crime Rate	Low	
Trinity Springs Middle (Grades 07-08)		0.68 miles	School Rating	A for 11701 Savory Dr	
Trinity Meadows Int (Grades 05-06)		0.68 miles	Registered Offenders	0 within 1 mile	
			Average Home Price	NR	



## 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 fan; HVAC/SEER 13/R410-A

## Notable features\*:

- Kitchen – includes matched black appliances (including refrigerator, range/oven, microwave, dishwasher)
- Kitchen – granite look formica counter tops with breakfast bar; tile backsplash
- Kitchen – lots of quality built-in cabinets with brushed-nickel pulls
- Separate laundry area [with shelving]
- Room construction is sheetrock walls & ceilings together with paneled walls in baths; base & crown molding
- Master Bed/bath - large walkin closet; built-in cabinets with brushed-nickel pulls
- Huge 21 x 9 porch; fantastic area for entertainment or relaxation!
- Located on large corner lot
- assigned 2-car parking

Manufactured home on leased land - \$800 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$470/yr) Very affordable for Keller ISD area! **For cash purchase, total estimated costs ~\$875 per month + utilities.** For loan - less than ~\$1330 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8.5% interest rate. See Community Guidelines.

*Make an offer today!*

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