# 3106 Mossy Grove Ln Luxurious & affordable in Harston Woods!





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

Immaculate and like-new manufactured home speaks of luxury AND affordability! 2022 Oak Creek home shows off its quality features & amenities: 2-bed/2-bath 1365 SF in premier Harston Woods community! Open floorplan with wood-look luxury vinyl plank floors; base & crown molding throughout, ceiling fans, canned lighting, window coverings, high ceilings, and lots of natural light! Kitchen has SS appliances, lots of quality cabinets & counter space, quartz-look counters w beautiful tile backsplash, custom venthood, farm sink, & large island with breakfast bar! Open floorplan with kitchen opening to living & dining. Master bath has double vanities, holiday soaking tub, step-in shower w tile surround, and large walk-in closet with chic barn door (bonus – 2nd bath also has step-in shower w tile surround). Sheetrock walls (with art niche!) & ceilings. Large covered porch – perfect for a great BBQ or coffee in the morning! Energy efficiencies – HVAC/SEER 14; double pane, double hung, low-e windows; ceiling fans; storm doors. Fully guttered plus 2-car alley parking. Less than ~\$2195/mo w/loan OR ~\$820/mo cash purchase (both estimates include \$660/mo lot lease)! Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires lot lease. HEB ISD schools!

#### Location:

- HEB ISD great schools; Wilshire Elem (7), Harwood Jr (8), Trinity High (7)
- Near the shopping, entertainment, dining, and other notable establishments in the DFW area (especially at Central and 121 in Bedford); very close to HEB/Harris hospital and many medically-related establishments
- Minutes from Bell Helicopter, DFW Airport, and many other major employers
- Immediate access to Hwys SH183/121, and Hwy10 & Hwy 360 nearby
- Requires application with Harston Woods and lot lease

Harston Woods has a community resort-style pool, clubhouse, 24-7 fitness center, playground, and picnic area with grills and private pond/fishing.

## **Exclusions and notes about conveyance:**

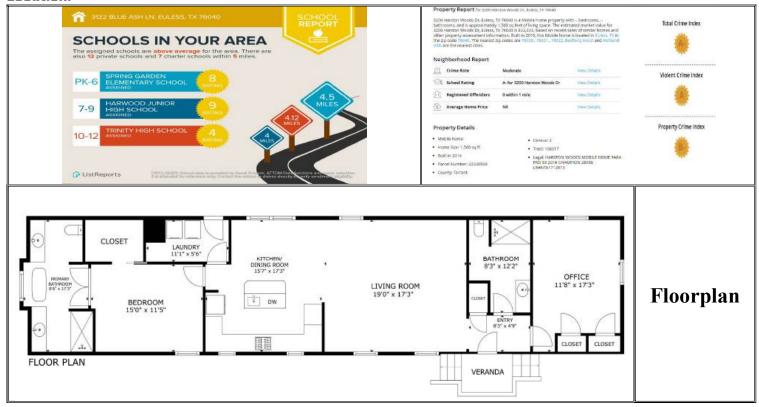
Excluded – Washer & Dryer; TVs & mounts; Conveyance – appliances (including refrigerator, range/oven, microwave, dishwasher; garbage disposal), window coverinos: Rino security

Virtual Tour, photos, & 3d-walkthrough: <a href="https://www.seetheproperty.com/465759">https://www.seetheproperty.com/465759</a>

Drone Video: https://youtu.be/luV4T0Flw7A



#### Location:



## Features & Upgrades:

This home has great curb appeal, fantastic floorplan, and is move-in ready. Don't miss this GREAT house!

### Structural:

- Roof (2022), HVAC (2022 / R410-A SEER 14); H/W heater (2022)
- Energy efficiencies dual pane low-E windows; ceiling fans; storm doors; HVAC

#### Notable features:

- Kitchen includes SS appliances (including refrigerator, range/oven/venthood, microwave, dishwasher; garbage disposal)
- Kitchen LOTS of quartz-look Formica counter space; modern brushed nickel fixtures & SS farm sink!
- Kitchen large island & breakfast bar w/cabinets, tons of built-in cabinets/storage and counter-space!
- Separate Utility room (with shelving)
- Mbath Separate step-in shower in MBath; large holiday/soaking tub; dual vanities; huge walkin closet
- All bedrooms have walkin closets
- Front covered porch [17' x 8'] perfect for entertaining or relaxation!
- Storage shed [10' x 10']
- High ceilings throughout provides an open and inviting feel!
- Security lights & video cameras plus Ring system; security storm door (front)
- The home comes with an 8-yr mfg warranty

Manufactured home on leased land - \$660 per month. This type loan requires a lender willing to do chattel loans. Low taxes! (~\$632/yr) Very affordable for HEB ISD area! Less than ~\$2195 per month (loan) assumes qualification w lender at 5% down & 25-yr loan @ ~8.5% interest rate OR cash purchase would be ~\$820/month. No rental or lease of homes allowed in the subdivision. See Community Guidelines.

Make offer today!