

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 coverings; Ring security

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

Drone Video: <https://youtu.be/luV4TQFlw7A>



SCAN ME

Location:

3122 BLUE ASH LN, EULESS, TX 76040

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **12** private schools and **7** charter schools within **5** miles.

PK-6	SPRING GARDEN ELEMENTARY SCHOOL ASSIGNED	8 RATED
7-9	HARWOOD JUNIOR HIGH SCHOOL ASSIGNED	9 RATED
10-12	TRINITY HIGH SCHOOL ASSIGNED	4 RATED

4 MILES, 4.12 MILES, 4.5 MILES

ListReports

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Property Report

For 3200 Harston Woods Dr, Euless, TX 76040

3200 Harston Woods Dr, Euless, TX 76040 is a Mobile Home property with 2 bedrooms, 2 bathrooms, and is approximately 1,566 sq feet of living space. The estimated market value for 3200 Harston Woods Dr, Euless, TX 76040 is \$32,333, based on recent sales of similar homes and other property assessment information. Built in 2016, this Mobile Home is located in 0 miles, TX in the zip code 76040. The nearest zip codes are 76038, 76021, 76022, 76030, 76042 and 76044 are the nearest cities.

Neighborhood Report

Crime Rate	Moderate	View Details
School Rating	A- for 3200 Harston Woods Dr	View Details
Registered Offenders	0 within 1 mile	View Details
Average Home Price	NR	View Details

Property Details

- Mobile Home
- Home Size: 1,566 sq ft
- Built in 2016
- Parcel Number: 422409338
- County: Tarrant
- Genre: F
- Tract: 106517
- Legal: HARSTON WOODS MOBILE HOME PARK
- PLD 03 2016 CHAMPION 28206
- LMNTA 1712813

Total Crime Index

5

Violent Crime Index

2

Property Crime Index

3

FLOOR PLAN

Floorplan

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!