

# 11700 Rosemary Ct

## *A great home AND great price in Keller ISD!*



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

Step into your future home in the Meadow Glen community, situated in the Keller ISD area (with great schools that are within walking distance). This 2014 gem, 3-bed, 2-bath, 1080 SF, offers a fantastic home that is move-in ready and priced to sell. As you walk in, the open floor plan immediately draws you into the heart of the home, where the kitchen, living, and breakfast areas converge. The kitchen features matched black appliances, including a refrigerator, range/oven, microwave, and dishwasher, together with a large, deep sink and breakfast bar. The granite-look Formica countertops with tile backsplash and breakfast bar provide both functionality and convenience. You'll love all the storage of the built-in cabinets with brushed nickel pulls. The primary bedroom comes complete with a large walk-in closet and ensuite bath. The ensuite bath has built-in cabinets, brushed nickel pulls, a separate shower, and a luxurious soaking tub. There is a separate laundry area with shelving. The home has LVP & carpet flooring, together with base & crown molding as well as modern fixtures throughout. Imagine relaxing on the large 13 x 8 porch, an ideal spot for entertaining guests or simply unwinding. Situated on a generous cul-de-sac lot with two large shade trees, offering respite in the Texas heat, this home offers plenty of outdoor space plus assigned 2-car parking area. Additional features include fresh paint, an efficient HVAC system (SEER 13 R410A), double-pane windows, and a move-in-ready condition. This home is truly a great opportunity. Embrace the perfect blend of style, comfort, and convenience in a prime location, and make this Meadow Glen residence your own. Subdvn has community pool, basketball court, two playgrounds & picnic area w grills. For cash purchase, total estimated costs ~\$890 per month + utilities. For loan - less than ~\$1300 per month (which includes \$800/mo lot lease)! 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.

**Notes about conveyance:** conveyance - appliances (range & venthood; dishwasher; refrigerator; microwave); washer/dryer; window blinds

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/470044>



SCAN ME

## Location/floorplan:

### Schools nearby to 11700 Rosemary Ct, Keller, TX 76244

★ Assigned Schools

K-12 Schools	RATING	DISTANCE
Caprock El (Grades KG-04)		0.22 miles
Timber Creek H S (Grades 09-12)		0.42 miles
Stepping Stones Academy (Grades PK-KG)		0.54 miles
Trinity Meadows Int (Grades 05-06)		0.63 miles
Trinity Springs Middle (Grades 07-08)		0.65 miles

### 11700 Rosemary Ct

Keller, TX 76244  
-- Beds | -- Bath | -- Sq.ft

**Property Report** for 11700 Rosemary Ct, Keller, TX 76244

11700 Rosemary Ct, 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.

**Neighborhood Report**

	Crime Rate	Low	<a href="#">View Details</a>
	School Rating	A for 11700 Rosemary Ct	<a href="#">View Details</a>
	Registered Offenders	0 within 1 mile	<a href="#">View Details</a>
	Average Home Price	NR	<a href="#">View Details</a>

	Total Crime Index
	Violent Crime Index
	Property Crime Index

## 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 – Granite-look formica counters; modern fixtures; tile backsplash
- Kitchen – appliances (Oven/range; dishwasher, refrigerator; nice vent hood)
- Kitchen – Cabinets w brush nickel pulls
- Separate Utility room w/shelving [also washer/dryer hookups & room for extra refig/freezer]; washer & dryer convey
- Wood look vinyl plank flooring in kitchen, breakfast area, living, baths, laundry, & hallway; carpet in bedrooms.
- MBath – Separate shower & large garden/soaking tub
- MBath – Cabinets w brush nickel pulls
- MBed - huge walkin closet
- Ceiling fans – living & master bedroom; window blinds most rooms
- LVP & carpet flooring, together with base & crown molding as well as modern fixtures throughout.
- 200 amp breaker box; whole house plumbing shutoff valve (in laundry room)
- HVAC – SEER 13/R-410 A
- East facing front porch [13'x8']; 2-car parking!

\*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! (~\$570/yr) Very affordable for Keller ISD area! **For cash purchase, total estimated costs ~\$890 per month + utilities.** For loan - less than ~\$1300 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8.5% interest rate. See Community Guidelines.

*Make an offer today!*