

3116 Basil Leaf St

Step into Modern Comfort in this Keller Charmer!



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

Discover this stunning manufactured home with modern updates and style throughout, located in the desirable Meadow Glen community. This 3-bed, 2-bath gem boasts a completely updated kitchen featuring granite counters, a beautiful tile backsplash, and sleek SS appliances, including a GE convection oven, Whirlpool refrigerator w/ice maker, Frigidaire dishwasher, and GE microwave. The white cabinets with brushed nickel pulls add a polished touch, while the wood-look LVP flooring flows seamlessly through the kitchen, dining, utility, and baths. Relax in the spacious master bath, complete with a garden soaking tub, separate shower, and new vanity with cabinets and brush nickel pulls. Both bathrooms offer updated vanities, and the master suite includes a huge walk-in closet. Enjoy the comforts of ceiling fans, window blinds, and a 3-year-old SEER 14 HVAC system. The home also features an east-facing front porch, and huge 2-car parking. 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 ~\$835 per month + utilities. For loan - less than ~\$1530 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: appliances include range & microwave; dishwasher; refrigerator; garbage disposal); window blinds; shed (is rented from the community – buyer can choose to keep it or remove it)

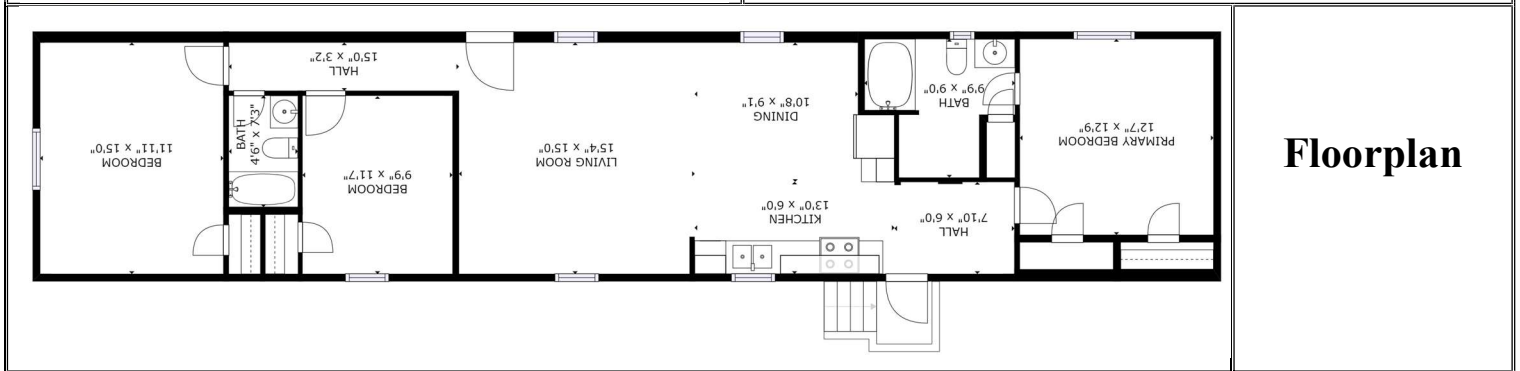
Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/472317>



SCAN ME

Location/floorplan:

Schools nearby to 3116 BASIL LEAF ST, Keller, TX 76244			Property Report for 3116 BASIL LEAF ST, Keller, TX 76244		Total Crime Index	
Assigned Schools			3116 BASIL LEAF ST, Keller, TX 76244 is a Single Family Residence / Townhouse property with 2 bedrooms, 1 bathrooms, and is approximately 1,216 sq feet of living space. The estimated market value for 3116 BASIL LEAF ST, Keller, TX 76244 is \$15,284, based on recent sales of similar homes and other property assessment information. Built in 2004, this Single Family Residence / Townhouse is located in Keller, TX in the zip code 76244. The nearest zip codes are 76092, 76148, 76182, Haslet, Westlake and Roanoke are the nearest cities.		A+	
K-12 Schools			Neighborhood Report		Violent Crime Index	
Caprock El (Grades KG-04)	RATING	DISTANCE	Crime Rate	Low	A+	
Timber Creek H S (Grades 09-12)		0.05 miles	School Rating	A for 3116 BASIL LEAF ST	Property Crime Index	
Stepping Stones Academy (Grades PK-KG)		0.28 miles	Registered Offenders	0 within 1 mile	A	
Trinity Springs Middle (Grades 07-08)		0.57 miles	Average Home Price	NR		
Kay Granger El (Grades PK-05)		0.76 miles				



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 14; smart thermostat

Notable features*:

- Kitchen – Granite counters w/ gorgeous tile back-splash; modern fixtures
- Kitchen – appliances (Stainless Steel/matched - GE convection oven, Whirlpool refrigerator with ice maker, a Frigidaire dishwasher, and GE stainless steel microwave); garbage disposal
- Kitchen – Quality white cabinets w brush nickel pulls
- Utility/Laundry room/area w/ quality cabinets & washer/dryer hookups
- Wood-look LVP flooring in kitchen/dining, utility, & baths; upgraded carpet in bedrooms & living room
- MBath – Separate shower & large garden/soaking tub
- MBath – New vanity w/ cabinets w brush nickel pulls
- MBath - huge walkin closet; both baths have new vanities
- Ceiling fans – various rooms; Window blinds most rooms
- HVAC (3-yo) – SEER 14/R-410 A; 30-yr dimensional roof is 3 years old.
- East facing front porch [10'x7']; Huge 2-car assigned parking!
- Sheetrock walls with base & crown molding!

*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! (~\$380/yr) Very affordable for Keller ISD area! For cash purchase, total estimated costs ~\$835 per month + utilities. For loan - less than ~\$1530 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8% interest rate. See Community Guidelines.

Make an offer today!