

11093 Alta Vista Rd, #2

Charm and Convenience – in Alta Vista/Keller



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

Discover the charm of this 2019 mfg home in the Alta Vista community, featuring a neutral color scheme & modern fixtures thru-out. Situated in Keller ISD, great schools are nearby. This home boasts an array of great features, together with an efficient & open floorplan. The living room has distinctive ceiling beams and decorative columns for a modern, sophisticated look. The kitchen has granite-look formica counters, a decorative tile backsplash, quality wood cabinets, and wood-look vinyl flooring. Also, a large island/breakfast bar with deep farm sink makes the space perfect for cooking, entertaining, or relaxation. Appliances include a dishwasher, stove, & vent-hood, making this space both stylish and functional. Together with a separate dining area adds a touch of elegance. Ceiling fans & window coverings enhance the atmosphere. Large Mbed w/huge walking closet & ensuite bathroom provides a luxurious retreat with separate shower and soaking tub, granite-look counters, wood cabinets, & modern fixtures. A separate utility/laundry room with washer/dryer & shelving ensures practicality. Move-in ready, this home offers a large porch perfect for relaxation or entertainment. Additional features include HVAC SEER 14.R410A, 2-car assigned parking, double-pane windows, and a storm door. This residence is a harmonious blend of style, comfort, and convenience. For cash purchase, total estimated costs ~\$880 per month + utilities. For loan - less than ~\$1430 per month (which includes \$788/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. Some photos may be virtually staged.

Location:

- [Keller ISD](#) - well rated schools; Independence Elementary, 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 Alta Vista and lot lease (~\$788/mo)

Exclusions and notes about conveyance: conveyance - appliances (washer/dryer; range & venthood; dishwasher); window coverings

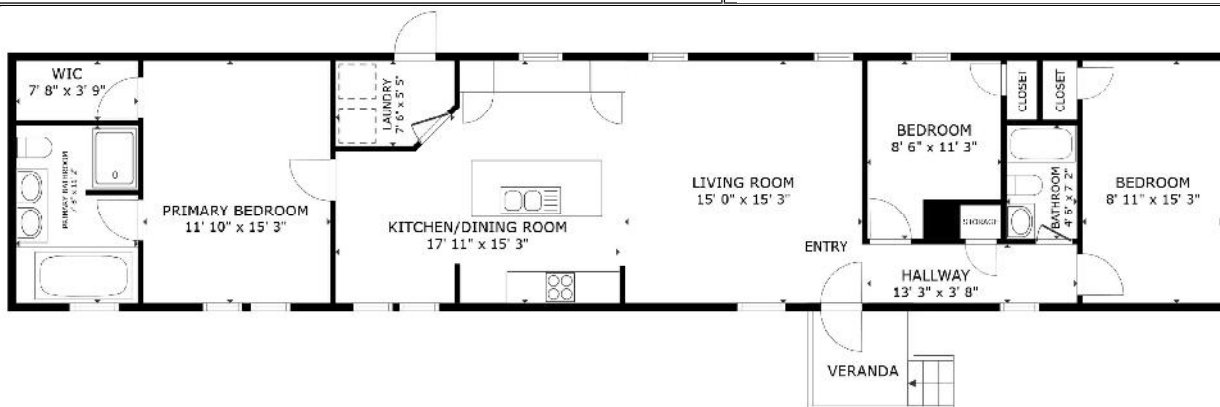
Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/473426>



SCAN ME

Location/floorplan:

Schools nearby to 11093 ALTA VISTA RD, Keller, TX 76244			Property Report for 11093 ALTA VISTA RD, Keller, TX 76244																
<p>Assigned Schools</p> <table border="1"> <thead> <tr> <th>K-12 Schools</th> <th>RATING</th> <th>DISTANCE</th> </tr> </thead> <tbody> <tr> <td>Trinity Meadows Int (Grades 05-06)</td> <td>A</td> <td>0.31 miles</td> </tr> <tr> <td>Trinity Springs Middle (Grades 07-08)</td> <td>A</td> <td>0.34 miles</td> </tr> <tr> <td>Stepping Stones Academy (Grades PK-KG)</td> <td>A</td> <td>0.67 miles</td> </tr> <tr> <td>Independence El (Grades KG-04)</td> <td>A</td> <td>0.82 miles</td> </tr> </tbody> </table>			K-12 Schools	RATING	DISTANCE	Trinity Meadows Int (Grades 05-06)	A	0.31 miles	Trinity Springs Middle (Grades 07-08)	A	0.34 miles	Stepping Stones Academy (Grades PK-KG)	A	0.67 miles	Independence El (Grades KG-04)	A	0.82 miles	<p>11093 ALTA VISTA RD, Keller, TX 76244 is a Commercial property with -- bedrooms, -- bathrooms, and is approximately 56 sq. feet of living space. The estimated market value for 11093 ALTA VISTA RD, Keller, TX 76244 is \$2,000,000, based on recent sales of similar homes and other property assessment information. Built in 1975, this Commercial 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.</p>	
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			<p>Total Crime Index: A+</p> <p>Violent Crime Index: A+</p> <p>Property Crime Index: A</p>																



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; low-e windows

Notable features*:

- Kitchen – Formica counters; modern fixtures; decorative tile backsplash
- Kitchen – appliances (Oven/range; dishwasher, vent hood)
- Kitchen – Cabinets w brush nickel pulls
- Utility room/area w/shelving & washer/dryer hookups (washer/dryer convey)
- Wood-look vinyl flooring in living, kitchen, breakfast, utility, mbath; carpet in bedrooms
- MBath – Separate shower & large garden/soaking tub
- MBath – Cabinets w brush nickel pulls
- MBath - huge walkin closet
- Ceiling fans – living & bedrooms; 2" window blinds most rooms
- HVAC – SEER 14/R-410 A; roof is 5 years old.
- South facing front porch [8'x6'];2-car assigned parking!

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

Manufactured home on leased land - \$788 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$599yr) Very affordable for Keller ISD area! For cash purchase, total estimated costs ~\$880 per month + utilities. For loan - less than ~\$1430 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8.5% interest rate. See Community Guidelines.

Make an offer today!