

# 11206 Falling Leaf Ln

## SO many great features & great price in Euless!



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

Better than new! 2017 Champion home with SO MANY great features! Immaculate manufactured hm w stylish & coordinated color scheme, on nicely landscaped lot (has sprinkler system) w tons of upgrades! LVP flooring; lots of cabinets & storage; ceiling fans & blinds. Huge kitchen – has stainless steel appliances - stove/oven w/microwave, dishwasher, & refrigerator. SO many wood cabinets with brush nickel pulls; convenient island with storage + electric & more! Butler's pantry! Kitchen opens to living & dining. Mstr bath has dble vanities, separate shower, walk-in closet, & garden tub. Wood burning fireplace! Several rms w vaulted ceilings. Huge utility rm w cabinets & sink. SEER 14 HVAC. Huge covered front porch (17 x 8) – perfect for enjoyable days lounging in the abundant shade with cup of coffee/wine and basking in the cool breezes; also, large covered back porch (19 x 4) – perfect for grilling or hanging out! Extended length storage shed! Subdvn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. For cash purchase, total estimated costs ~\$790 per month + utilities. With loan - less than ~\$2145 per month! HEB ISD schools! Seller is tax exempt due to over-65 exemption. Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires lot lease.

### **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 community resort-style pool, clubhouse, 24-7 fitness center, playground, and picnic area with grills and private pond/fishing.

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/444933>

Drone/Community Video: <https://youtu.be/luV4TDFlw7A>



**Exclusions/Conveyance:** furnishings, clothes washer & dryer, freezer in utility room excluded; conveyance - appliances (incl dishwasher, stove/oven, refrig, microwave.); window coverings; carport

# Location/floorplan:

10920 HARSTON WOODS DRIVE, EULESS, TX 76040

**SCHOOLS IN YOUR AREA**  
The assigned schools are **average** for the area. There are also **17** private schools and **6** charter schools within **5** miles.

- PK-6 **SPRING GARDEN ELEMENTARY SCHOOL** ASSIGNED (6 RATING)
- 7-9 **HARWOOD J HIGH SCHOOL** ASSIGNED (8 RATING)
- 10-12 **TRINITY HIGH SCHOOL** ASSIGNED (6 RATING)

3.3 MILES, 3.4 MILES, 3.5 MILES

ListReports

**10920 Harston Woods Dr**  
Euless, TX 76040  
-- Beds | -- Bath | -- Sqft

**Property Report** for 10920 Harston Woods Dr, Euless, TX 76040  
10920 Harston Woods Dr, Euless, TX 76040 is a property with -- bedrooms, -- bathrooms, and is approximately -- sq feet of living space. This is located in Euless, TX in the zip code 76040. The nearest zip codes are 75038, 76021, 76022, Bedford, Hurst and Richland Hills are the nearest cities.

**Neighborhood Report**

Crime Rate	Moderate	<a href="#">View Details</a>
School Rating	NA for 10920 Harston Woods Dr	<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>

## Floorplan

## Structural:

- Energy efficiencies – dual pane windows; storm doors; ceiling fans; SEER 14 HVAC

### Notable features\*:

- Immaculately manicured lot with landscaping & fantastic shade over the front porch - in the premier Harston Woods community!
- Huge kitchen – has stainless steel appliances - stove/oven w/microwave, dishwasher, & refrigerator. SO many wood cabinets with brush nickel pulls; convenient island with storage + electric! Butler's pantry!
- Granite-look counters with tile backsplash accented with shiplap!
- Modern fixtures & décor!
- Sheetrock walls, ceilings & crown molding throughout! Vaulted ceilings & window coverings!
- Carpet & LVP (luxury vinyl plank) flooring throughout!
- Large separate utility room with shelving, cabinets, & utility sink – room for an extra freezer!
- Master bath has double vanities, huge soaking tub, & separate shower! Lrg walkin closet!
- The stone/wood burning fireplace graces the living room and perfect for cold days or quiet nights in front of the crackling fire!
- Huge covered front porch [17 x 8] – perfect for enjoyable days lounging in the abundant shade with cup of coffee/wine and basking in the cool breezes; also, large covered back porch [19 x 4] – perfect for grilling or hanging out!
- Lawn irrigation system
- 2-car parking – carport [23 x 21]
- [10' x 14'] Extended length storage shed – SO much great storage!
- NEW – 30 yr shingle roof; newer HVAC; new LVP flooring; lots of additional flatwork (concrete sidewalks)

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

Manufactured home - on leased land of \$625 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$737/yr) Very affordable for HEB ISD area! **For cash purchase, total estimated costs ~\$790 per month + utilities.** For loan - estimated ~\$2145 per month assumes qualification w lender at 5% down & 25-yr loan @ ~8% interest rate. No rental or lease of homes allowed in the subdivision. See Community Guidelines.

*Make an offer today!*