

11100 Falling Leaf Ln Priced to sell on corner lot in Euless!



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

Discover this affordable 4-bed/2-bath, 1680SF mfg home located on a corner lot and priced to sell in the premier Harston Woods community! Step inside to find an open & spacious layout with two large living areas. The family room features a gorgeous stone wood-burning fireplace with a tile hearth and mantle—perfect for relaxation or entertainment. Fantastic open floorplan joining kitchen, dining, & two living areas into one seamless family space! Lots of windows & skylight in 2nd bath provide natural lighting throughout! The kitchen has a large island with cabinets & brushed nickel pulls, ample counter space, and a large walk-in pantry with tons of shelving. Equipped with stainless steel appliances, including a refrigerator, stove/oven, microwave, and dishwasher, meal preparation & entertaining is a snap. Indulge in the master bathroom's amenities, including a separate shower, large garden/soaking tub, dual vanities with cabinets, and a huge walk-in closet with custom shelving. Vaulted ceilings in the master bedroom, living area, kitchen, and dining room create open & airy ambiance, complemented by ceiling fans in most rooms and window coverings throughout. Step outside to the large covered porch, ideal for relaxation or outdoor entertaining. Bonus feature - storage shed. Don't miss this opportunity to own a home where style, comfort, and convenience converge! Subdvn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. For cash purchase, total estimated costs ~\$760 per month + utilities. For loan - less than ~\$1680 per month (which includes \$660/mo 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 community resort-style pool, clubhouse, 24-7 fitness center, playground, and picnic area with grills and private pond/fishing.

Exclusions: None **Conveyance:** all appliances (refrigerator, dishwasher, microwave, range); exterior lighting features; window blinds; shelving

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/458286>

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



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

SCHOOL REPORT

4.5 MILES

4.12 MILES

4 MILES

Property Report for 3122 Blue Ash Woods Dr, Euless, TX 76040

3200 Harston Woods Dr, Euless, TX 76040 is a Mobile Home property with 3 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 76040, TX in the zip code 76040. The nearest zip codes are 76040, 76041, 76042, 76043, 76044, and 76045 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
- Garage: 2
- Tract: 106517
- Legal: HARSTON WOODS MOBILE HOME PARK
- PLG 03 2016 CHADRON 28206
- LMNVA1712813

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 fans
- Roof is less than 1yo; HVAC has been serviced and key components replaced; smart thermostat

Notable features:

- Living – two large living areas! Family room has gorgeous stone wood-burning fireplace w/tile hearth & mantle!
- Kitchen – has large island with cabinets
- Kitchen – includes large walkin pantry with shelving!
- Kitchen - has SS appliances (Refrigerator, stove/oven, microwave, dishwasher)
- Kitchen – has lots of cabinets including extra counter space – tile & formica; tile backspash
- Separate Utility room [with washer/dryer hookups]
- Mbed/Mbath – ensuite; separate shower; large garden/soaking tub; huge walkin closet w/custom shelving! Mbath – has dual vanities w/cabinets
- Vaulted ceiling in mbed, living, kitchen, dining; Ceiling fans – most rooms; window coverings all rooms; All bedrooms have walkin closets; Skylight in 2nd bathroom
- Large covered porch [13' x 8']; Storage shed 10' x 10'

Manufactured home on leased land - \$660 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$387/yr) Very affordable for HEB ISD area! For cash purchase, total estimated costs ~\$760 per month + utilities. For loans - less than \$1680 per month assumes qualification w lender at 5% down & 25-yr loan @ ~8.5% interest rate. No rental or lease of homes allowed in the subdivision. See Community Guidelines.

Make an offer today!