

# *3208 Timberland Trail*

## *So much to offer in Euless!*



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

Step into luxury living with this stunning 2017 double-wide Champion home nestled in the premier Harston Woods community! This immaculate mfg home has 4 beds and 2 baths, with 2048 SF of living space together with fantastic outdoor entertainment area. Enter to an open floorplan adorned with modern brushed nickel fixtures, complemented by wood-look luxury vinyl plank floors and elegant base & crown molding throughout. The inspiration of the home is the upgraded kitchen, featuring stainless steel appliances, new counters, backsplash, and a large island with plenty of cabinets and storage, perfect for cooking & entertainment. The master suite features double sinks, a soaking tub, a separate shower, and a generously sized walk-in closet. Each bedroom offers walk-in closets, providing plenty of storage space for everyone. Convenience is key with a separate utility room with plenty of shelving and cabinets. Outside, enjoy morning coffee on the charming front covered porch or entertain guests in the massive covered patio area, complete with a pergola and room for raised bed gardens. Additional features include vaulted ceilings, security lights, video cameras, and a Ring system for added peace of mind. With a 3-car carport and two storage sheds, there's plenty of space for parking and storage, including a workshop area with electricity and air conditioning. Don't miss your chance to make this your dream home! Less than ~\$1855/mo w/loan OR ~\$880/mo cash purchase (both estimates include \$695/mo lot lease)! Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires 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 a community resort-style pool, clubhouse, 24-7 fitness center, playground, and picnic area with grills and private pond/fishing.

#### **Exclusions and notes about conveyance:**

**Excluded** - Washer&Dryer; TVs & mounts; **Conveyance** – appliances (including refrigerator, range/oven, microwave, freezer), window coverings & security light(s), video cameras, & Ring system; 29x19 carport/covering; pergola & lattice

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/464105>

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 6 miles.

PK-6	SPRING GARDEN ELEMENTARY SCHOOL ASSIGNED	8
7-9	HARWOOD JUNIOR HIGH SCHOOL ASSIGNED	9
10-12	TRINITY HIGH SCHOOL ASSIGNED	4

**SCHOOL REPORT**

4.5 MILES

4.12 MILES

4 MILES

**Property Report** for 3200 Harston Woods Dr, Euless, TX 76040

3200 Harston Woods Dr, Euless, TX 76040 is a Mobile home property with 2 bedrooms, 2 bath rooms, and is approximately 1,566-sq feet of living space. The estimated market value for 3200 Harston Woods Dr, Euless, TX 76040 is \$32,203, based on recent sales of similar homes and other property assessment information. Built in 2016, this Mobile home is located in Euless, TX in the zip code 76040. The nearest zip codes are 76038, 76021, 76022, Bedford, Hurst and Highland Hills are the nearest cities.

**Neighborhood Report**

Crime Rate	Moderate	<a href="#">View Details</a>
School Rating	A- for 3200 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>

**Property Details**

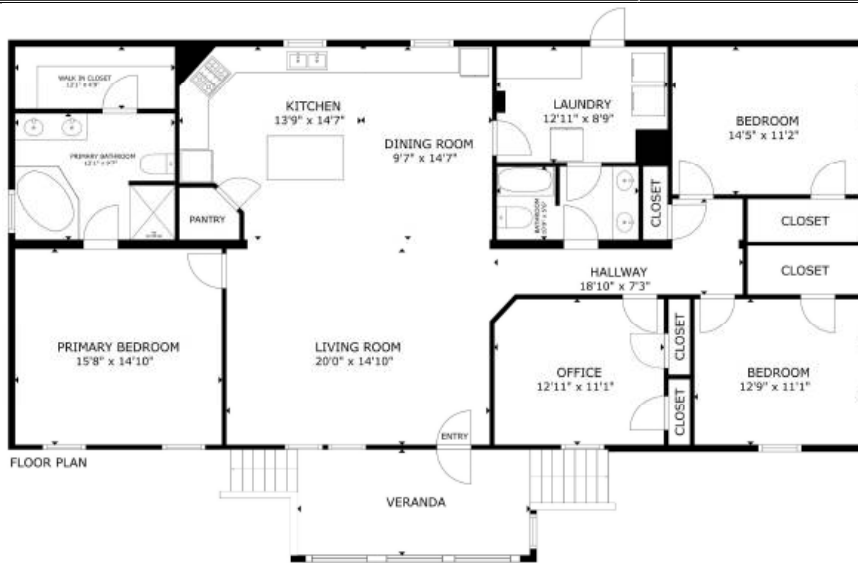
- Mobile home
- Home Size: 1,566 sq ft
- Built in: 2016
- Parcel Number: 422409438
- County: Tarrant
- Census: 2
- Tract: 106517
- Legal: HARSTON WOODS MOBILE HOME PARK
- PUD 53 2016 CHAMPION 28256
- LBNM71712613

**Total Crime Index**

**Violent Crime Index**

**Property Crime Index**

ListReports



## Floorplan

## Features & Upgrades:

This home has great curb appeal, fantastic floorplan, and is move-in ready. Don't miss this GREAT house!

## Structural:

- Roof - (2017), HVAC (new A/C, furnace & handler - Trane 4 Ton 15.6 SEER2); H/W heater (2024)
- Energy efficiencies - dual pane windows; ceiling fans

## Notable features:

- Kitchen - includes SS appliances (including refrigerator, range/oven, microwave, freezer)
- Kitchen - new counters & backsplash - LOTS of counter space
- Kitchen - includes huge walkin pantry, large island w/cabinets, tons of built-in cabinets/storage and counter-space!
- Separate Utility room [with lots of shelving & cabinets]
- Separate shower in MBath; large garden tub; huge walkin closet
- All bedrooms have walkin closets
- Front covered porch [17' x 8'] w/lattice & privacy!
- (2) Storage sheds [10' x 17' w/air conditioning unit & 10' x 10'] -so many opportunities! Workshop, storage, & more.
- Vaulted ceilings in mbed, living, kitchen, dining
- Security lights & video cameras plus Ring system; security storm door (front)
- Fantastic outdoor entertainment area with huge covered patio w/Pergola and room for raised bed gardens & more!
- 3-car parking w/huge carport [19' x 29']

Manufactured home on leased land - \$695 per month. This type loan requires a lender willing to do chattel loans. Low taxes! (~\$960/yr) Very affordable for HEB ISD area! Less than ~\$1855 per month (loan) assumes qualification w lender at 5% down & 25-yr loan @ ~8.25% interest rate OR cash purchase would be ~\$880/month. No rental or lease of homes allowed in the subdivision. See Community Guidelines.

*Make offer today!*