

# *10811 Rippling Brook Way Priced to sell on corner lot in Euless!*



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

Discover this affordable 3-bed/2-bath, 1404 SF 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. The house has three covered porches – one at the front of the house, one with sliding glass door off the dining area, and one off the laundry area. Together with the large, mature trees, provides fantastic opportunity for entertainment or soothing relaxation. Fantastic open floorplan joining kitchen, dining, & living area into one seamless family space! The kitchen has a large island with breakfast bar, tile & formica counters w/subway tile backsplash + LOTS of cabinets & brushed nickel pulls, ample counter space. Equipped with 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, vanity with cabinets, and a huge walk-in closet. 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. The separate laundry room has washer/dryer and shelving for convenience. The large covered front porch together with the manicured landscaping gives the home fantastic curb appeal and color scheme that pops! 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 ~\$810 per month + utilities. For loan - less than ~\$1765 per month (which includes \$705/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); washer/dryer; (3) security cameras; exterior landscape features; window blinds.

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/472859>

Harston Woods Intro Video: <https://youtu.be/luV4TDFlw7A>

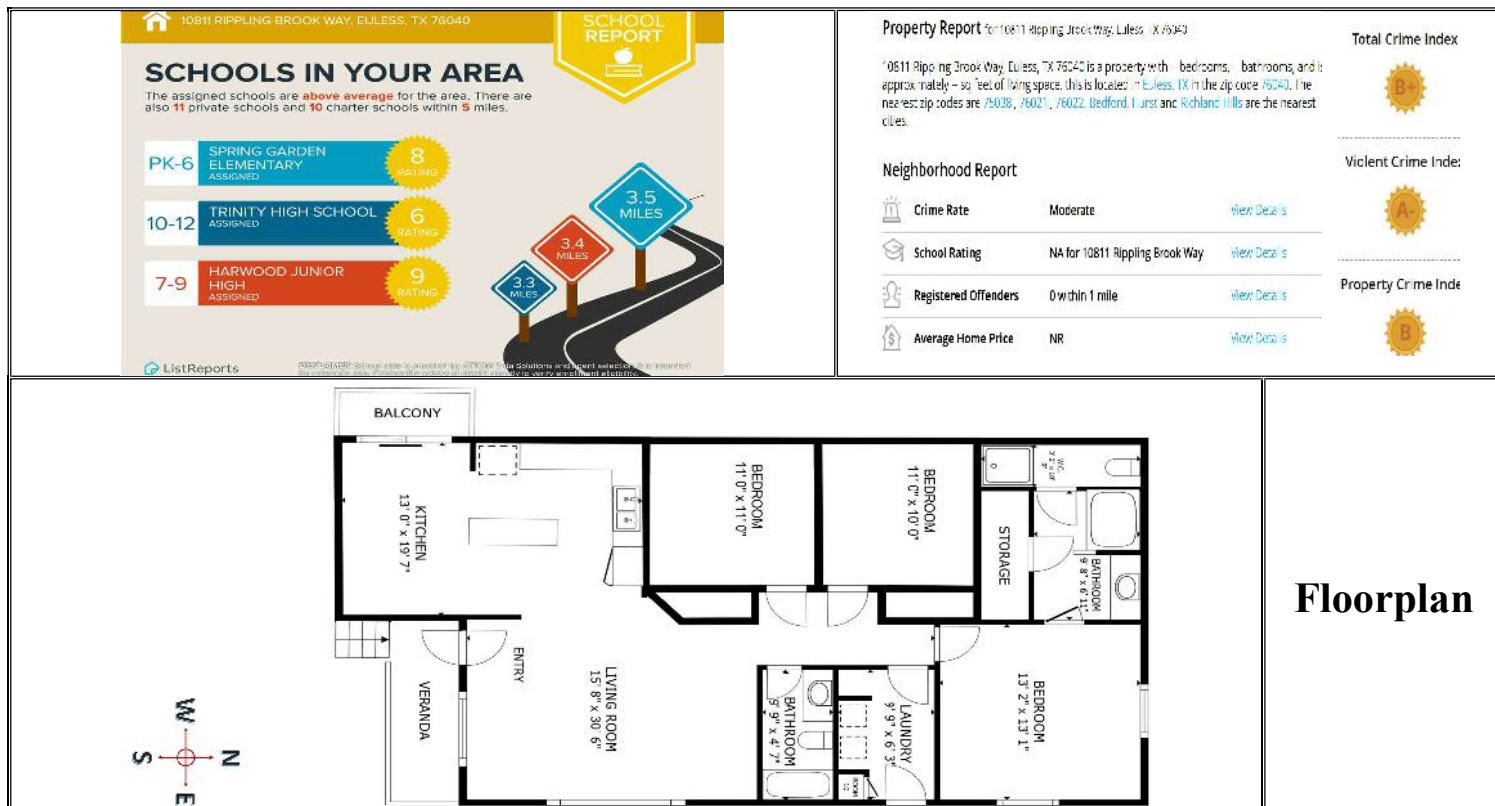
Lender List : <https://realtysidebyside.com/wp-content/uploads/2024/07/Lender-List-Thoughts-about-purchasing-a-mfg-home-in-a-community.pdf>

Harston Woods Community Guidelines: <https://realtysidebyside.com/wp-content/uploads/2023/06/HW-Residency-App-Community-Guidelines.pdf>



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## Location:



## 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 2yo; Lennox 3-ton/R410-A HVAC w/smart thermostat

### Notable features\*:

- Fresh paint with neutral décor throughout; sheetrock walls & ceilings together with base molding & crown molding (some rooms)
- Living room –with gorgeous LVP flooring, large windows (lots of natural light), ceiling fans, and open to kitchen & dining!
- Kitchen – has large breakfast bar/island with cabinets; has appliances (Refrigerator, stove/oven, microwave, dishwasher); has lots of cabinets including extra counter space – tile & formica; subway tile backspash
- Separate Utility room with shelving [washer/dryer convey]
- MBed/Mbath – ensuite; separate shower; large garden/soaking tub; huge walkin closet! Mbath – has vanity w/cabinets
- Vaulted ceilings in mbed, living, kitchen, dining; Ceiling fans – most rooms; window coverings all rooms
- Three large covered porches – plenty of room for entertainment or relaxation! Large mature trees with LOTS of shade – fantastic for Texas heat. Storage shed 10' x 10'.

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

Manufactured home on leased land - \$705 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$392/yr) Very affordable for HEB ISD area! For cash purchase, total estimated costs ~\$810 per month + utilities. For loans - less than \$1765 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!*