11103 Loblolly Ln in Harston Woods Modern Luxury & Charm at Unbeatable Value!





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

Available now: Spectacular 2022 Oak Creek home in the premier Harston Woods community! This stunning home combines modern charm with top-tier functionality! This cute, move-in-ready manufactured home offers luxury & style at an unparalleled value. This 2-bed, 2-bath, 1365 SF gem offers too many great features to list – you've gotta see it! The open floorplan showcases wood-look luxury vinyl plank floors, base & crown molding throughout, high ceilings with canned lighting, window coverings, and an abundance of natural light. The kitchen shines with SS/black appliances (refrigerator, range, microwave, dishwasher), elegant venthood, granite-look Formica countertops, breakfast bar w/corbels, and stunning stone & tile backsplash, huge SS farm sink w/bold faucet having single-handle pull-down sprayer; LOTS of quality cabinets/storage! The master ensuite has separate vanities w/modern fixtures & quality cabinets, luxurious soaking tub, and a separate walk-in shower. Unique features include the decorative art niche & elec fireplace in the living room, unique chandeliers, barn door in MBED, covered & enclosed porch with decorative lighting, solar & motion lights outside, composite wood on porch & steps, and screen doors. Picture lounging in the soaking tub, or coffee & entertainment on the covered & private porch, or getting out of the cold and warming up to the electric fireplace with mood-setting lighting & heat. This home offers unmatched style and convenience for those seeking the best in Harston Woods homes for sale! Less than ~\$2210/mo w/loan OR ~\$840/mo cash purchase (both estimates include \$670/mo lot lease)! Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires lot lease. Great HEB ISD schools!

Location:

- HEB ISD great schools; Wilshire Elem (9), Harwood Jr (9), Trinity High (6)
- 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:

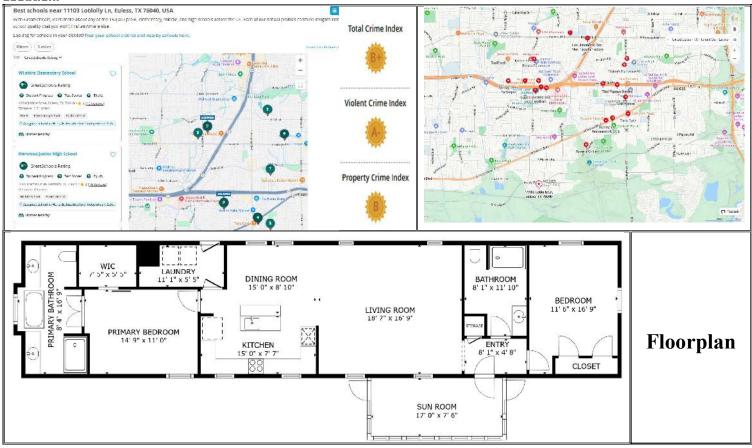
Excluded – Washer & Dryer; Curtains, Ring system; Conveyance – appliances (including refrigerator, range/oven, microwave, dishwasher; garbage disposal), window coverings; solar & motion lighting

Virtual Tour, photos, & 3d-walkthrough: https://www.seetheproperty.com/477570

Drone Video: https://youtu.be/luV4T0F1w7A



Location:



Features & Upgrades:

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

Structural:

- Roof (2022), HVAC (2022 / R410-A SEER 14); H/W heater (2022)
- Energy efficiencies dual pane low-E windows; ceiling fans; storm doors; HVAC

Notable features*:

- Kitchen includes matched black & stainless steel appliances (including refrigerator, range/oven, microwave, dishwasher)
- Kitchen elegant venthood; granite look formica counter tops with breakfast bar with corbels; gorgeous stone & tile backsplash; lots of quality built-in cabinets
- Separate laundry area with shelving and room for extra refrigerator (or other)
- Living room huge 19 x 17 room with art niche and functional electric fireplace
- Separate dining/breakfast niche
- Base & crown molding throughout the home
- Bright lighting with canned lights throughout; windows have 2" blinds throughout
- Sheetrock walls and arched doorways
- Flooring is luxury vinyl plank throughout with carpet in bedrooms
- Various unique chandeliers
- Master Bed large walkin closet w/barn door; ensuite bath
- Ensuite bath separate vanities; huge soaking tub; separate shower with rain shower head
- Huge 17 x 8 covered & enclosed porch with decorative lighting & screen doors; fantastic area for entertainment or relaxation!
- porch & steps upgraded with composite materials
- 2-car parking/carport; fully guttered w/down spouts
- solar lights on all walkways & motion lights in carport & walkways
- storm doors front and back; back door also has embedded shutters
- 10 x 10 storage shed + additional storage shed

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

Manufactured home on leased land - \$670 per month. This type loan requires a lender willing to do chattel loans. Low taxes! (~\$706/yr) Very affordable for HEB ISD area! Less than ~\$2210 per month (loan) assumes qualification w lender at 5% down & 25-yr loan @ ~8.5% interest rate OR cash purchase would be ~\$840/month. No rental or lease of homes allowed in the subdivision. See Community Guidelines.

Make offer today!