

# 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/luV4TOFlw7A>



SCAN ME

## Location:

Best schools near 11103 Lobloby Ln, Euless, TX 76040, USA  
With a search radius, learn more about any of the nearby public, elementary, middle, and high schools across the US. Learn about school profiles, ratings, and school quality that you won't find anywhere else.  
Looking for schools in your district? Find your school district and nearby schools here.

Wishire Elementary School  
Herzwood Junior High School

Total Crime Index **B+**  
Violent Crime Index **A**  
Property Crime Index **B**

**Floorplan**

## 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

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!*

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