

11209 Mountain Ash Ln

Stunning Modern Home -Style, Space & Upgrades!



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

Exceptional ~4-year-old mfg home (like new) in the premier Harston Woods community, boasting a modern color scheme & fixtures thru-out. This Athens-built (luxury brand Champion) 4-bed/2-bath home offers abundant space & storage opportunities with lots of upgrades & features. This home is priced to sell – a real steal for the lucky buyer! From the moment you arrive, the fantastic curb appeal stands out—landscaped & fully guttered exterior, upgraded front porch w/ modern cable railings, and storm doors. Inside, the home features a bright, open layout enhanced by luxury vinyl plank flooring, sheetrock walls, base & crown molding, and canned lighting throughout. Natural light, via large modern & efficient windows, fills the spacious living room, with tray ceiling & ceiling fan. The open floorplan w/ kitchen, living, and dining puts the focus fully on creating a fantastic hang-out & living space. The kitchen is well equipped with matched black & SS appliances (incl. refrigerator), plus elegant SS venthood, granite-look counters, stone/tile backsplash, and a huge island w/ pendant lighting & breakfast bar seating. Add quality cabinetry plus farm sink w/ pull-down sprayer. The primary suite features a large walk-in closet, ensuite with built-ins having brushed-nickel pulls, plus dual vanities, a luxury soaking tub, and a separate shower with tile surround. Guest rooms include carpeting and bright lighting. A separate laundry room provides shelving and space for an extra refrigerator or additional storage. The exterior features shine here: enjoy a whopping 42x6 covered porch upgraded w/ ceiling fans, w/ modern caged light kits, and auto drop-down shades—ideal for relaxing or entertaining (plus bonus secured storage underneath)! The 2-car carport features lighting & outlets for added convenience. Additional upgrades include 2" blinds throughout, security system, storm doors front & back, and sprinkler system. Don't miss the energy efficiencies of this home w/ SEER 14.R410A HVAC, double-pane windows w/ blinds, storm doors, & ceiling fans thru-out. For cash purchase, total estimated costs ~\$890 per month + utilities. For loan - less than ~\$2320 per month (which includes \$705/mo lot lease)! HEB ISD schools! Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires lot lease.

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:

Conveyance – all kitchen appliances, window coverings, auto-shades (west porch), carport

Virtual Tour, photos, & 3d-walkthrough:
<https://www.seetheproperty.com/488818>

HW Community Video: <https://youtu.be/luV4TDFlw7A>



Location/Floorplan:

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 RATINGS
7-9	HARWOOD JUNIOR HIGH SCHOOL (ASSIGNED)	9 RATINGS
10-12	TRINITY HIGH SCHOOL (ASSIGNED)	4 RATINGS

4.5 MILES
 4.12 MILES
 4 MILES

List Report IS

10920 Harston Woods Dr, Euleless, TX 76040
 - Beds | - Baths | - Sq Ft

Total Crime Index: **A**

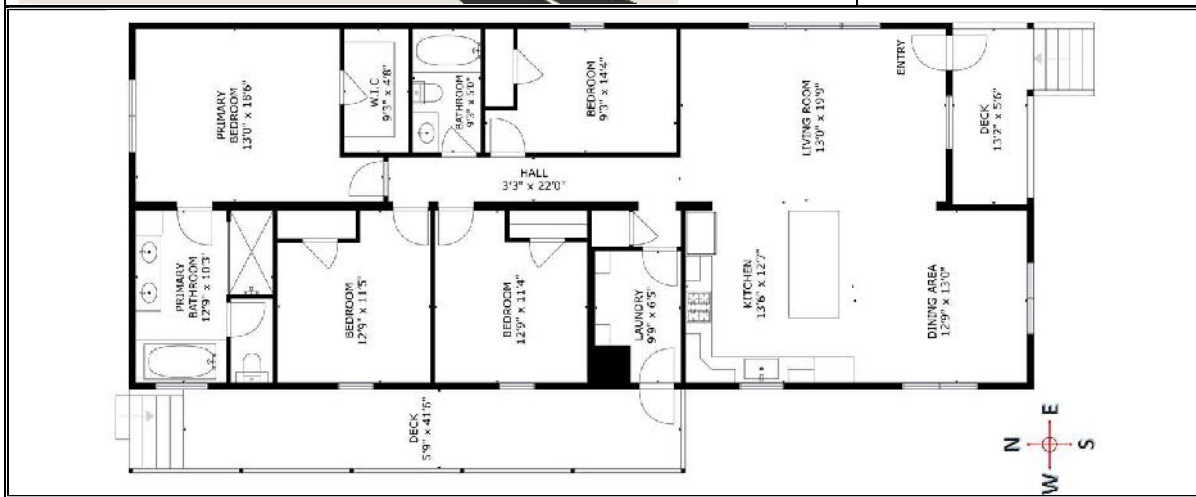
Neighborhood Crime Index: **A**

Property Crime Index: **B**

Property Report For 10920 Harston Woods Dr, Euleless, TX 76040
 10920 Harston Woods Dr, Euleless, TX 76040 is a property with 3 bedrooms, 2 bathrooms, and is approximately 1,477 feet of living space. It is located in Euleless, TX in ZIP code 76040. The nearest zip codes are 76038, 76031, 76032, Euless, Hurst and Blinn Park Hills are the nearest cities.

Neighborhood Report

Crime Rate	Moderate	View Details
School Rating	NA for 10920 Harston Woods Dr, Euleless, TX 76040	View Details
Registered Offenders	0 within 1 mile	View Details
Average Home Price	NR	View Details



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; HVAC/SEER 14; storm doors; auto-blinds (west porch)

Notable features*:

2020 Champion/Athens home which is the luxury division of Champion homes

- Modern décor; sheetrock walls & ceilings; terracotta colored switch & outlet plates
- LVP flooring; carpet in bedrooms
- Open layout w/ tray-ceiling living room & large windows
- Black & SS appliances incl. fridge, range/oven, microwave, dishwasher
- SS venthood; farm sink w/ pull-down sprayer
- Granite-look counters; stone/tile backsplash
- Huge island w/ pendant lighting & breakfast bar
- Separate dining/breakfast niche
- Laundry room w/ shelving & space for add'l fridge
- Base & crown molding; canned lighting; 2" blinds (upgraded)
- Primary suite w/ walk-in closet & built-ins; both bathrooms have add'l cabinets
- Ensuite w/ dual vanities, soaking tub, separate shower w/upgraded shower head
- 25x6 covered porch w/ fans, automatic pull-down shades; composite steps
- 2-car carport w/lighting & outlets + video camera + motion security light; covered porch links to carport keeping one dry during rain!
- Fully guttered; storm doors front/back
- 10x10 shed w/power outlets & guttered
- St. Augustine grass! Sprinkler system; security system; decorative rocks w/landscaping
- Large storage area under side porch w/concrete flooring & security locks on 4 separate doors
- Excellent curb appeal w/ modern cable-railed front porch

*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! (~\$595/yr) Very affordable for HEB ISD area! **For cash purchase, total estimated costs ~\$850 per month + utilities. For loan purchase, total estimated costs ~\$2000 per month + utilities.** 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!