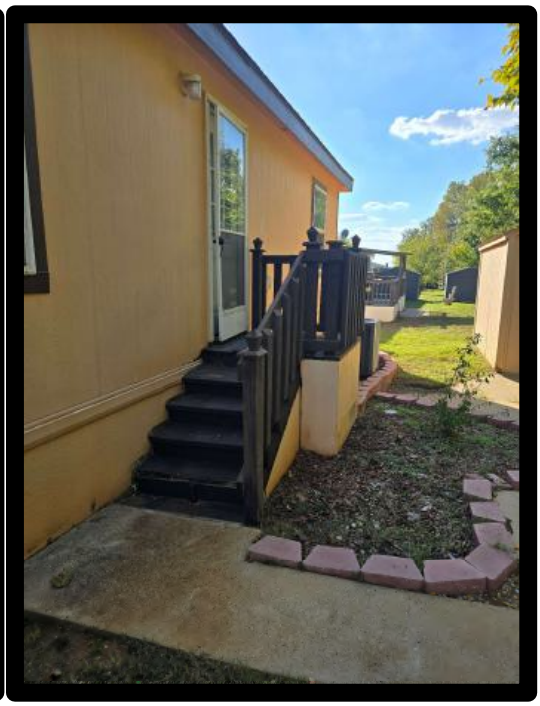
3222 Timberland Trl

Spacious Living & Exceptional Value in Euless!



What Makes This Home Special…

SO much to offer & **PRICED TO SELL!** Located at **3222 Timberland Trl in Harston Woods, Euless, TX 76040**, this spacious **4-bed, 3-bath, 2,432 SF home** features an open floorplan, generously sized rooms & plenty of extras! One huge dining area & (17x15)+ huge living room (21x15), including a beautiful **WBFP w/stone hearth & wood mantel**, vaulted ceiling w/beams and abundant natural light. The oversized kitchen boasts an island, plenty of cabinets, counter space, tile backsplash & all appliances, plus a Butler's pantry w/additional storage & counters. The expansive primary suite is a retreat of its own, featuring a sitting area w/wood plantation shutters, built-in desk/office, huge walk-in closet & unique his/her ensuite arrangement w/separate vanities, toilets & closets, plus a jetted soaking tub & separate shower (two separate bathrooms). The home's floorplan provides distinguishing character throughout. Separate laundry w/cabinets; washer, dryer & extra refrig convey! Outside, enjoy a **15x8 covered porch**, landscaped yard w/mature trees, generous grassy space & **NO neighbors behind!** Additional features include a 3-car carport, 10x10 storage shed, front/rear storm doors, 30-yr shingle roof & Rheem R-410A/SEER-13 HVAC. Convenient to shopping, dining & major highways, within **HEB ISD**.

Subdvn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills.

$ Financial Information

Manufactured home on leased land

- Current lot lease: $795/mo
- Estimated (unexempt) property taxes: ~$609/yr
- Estimated monthly ownership:
  - Cash purchase: ~$910/mo + utilities
  - Financed purchase: Less than ~$1740/mo (based on 5% down, 25-year chattel loan @ approx. 8.5% interest; subject to lender qualification)
- Financing requires a lender offering manufactured home (chattel) loans.
- No rental or leasing of homes is permitted within the community.

Don't miss this home - it is priced to sell! Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires lot lease. Some photos may be virtually staged. 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, extra refrigerator); window coverings; carport

Agent Resources:

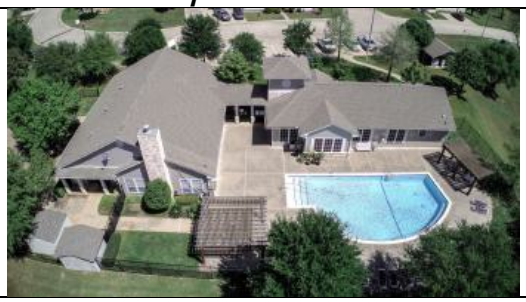
Virtual Tour, photos, & 3d-walkthrough: https://www.seetheproperty.com/497939

Harston Woods Intro Video: https://youtu.be/luV4TOF1w7A

Lender List : https://realtysidebyside.com/wp-content/uploads/2026/02/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

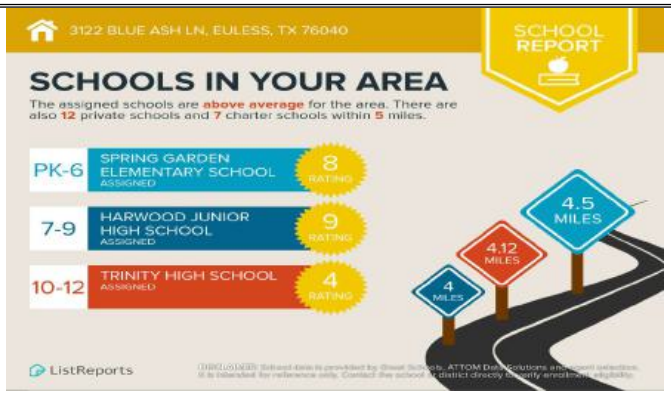
Harston Woods Community:

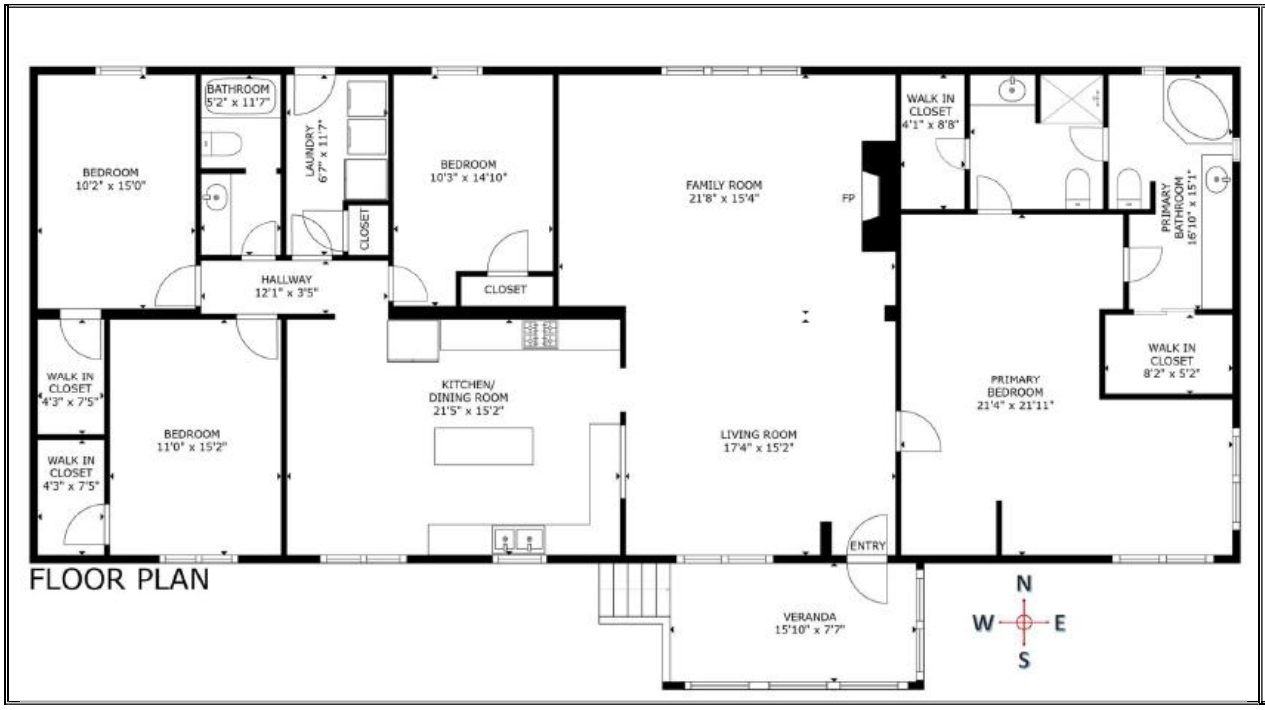


Harston Woods subdivision

- Community resort-style pool
- Clubhouse
- 24-7 fitness center
- Playground, & picnic area w grills
- Private pond/fishing

Location:





Floorplan

Structural:

- Energy efficiencies – dual pane windows; ceiling fans; HVAC/SEER 13/R410-A

Notable features:

- Priced to Sell and MANY fantastic extra features:
  - desk/office area with built-ins (in the huge primary suite)
  - additional sitting area in the primary suite
  - wood plantation shutters
  - huge rooms! Huge dining & living room + wbfp w/gorgeous stone hearth & wood mantle
  - built-ins (kitchen cupboard, desk/study workstation featuring upper cabinets with ribbed glass, built-in cabinets primary suite)
  - his & her ensuite features (two separate bathrooms!)
  - 3-car carport
- Floorplan - 4-bed/3-bath; living + dining rooms, office area, kitchen & breakfast, laundry; 2432 sq-ft; open floorplan; 1 large covered porch
- Kitchen – includes all appliances - oven/range/vent, microwave, refrigerator, and dishwasher
- Kitchen – huge well-appointed kitchen with island & Butler pantry; lots of formica & tile counter-top space + tile backsplash together with beautiful cabinets + tile flooring; open to the dining area which has a butlers pantry with additional counter space and cabinets. Island has cabinets and Formica/Tile top.
- Separate laundry area with cabinets & tile flooring; washer/dryer/refrigerator convey
- Living room - huge 21 x 15 open space with ceiling fan, natural lighting (vaulted ceiling with beams & large windows), and gorgeous wood burning fireplace
- Dining room - huge 17 x 15
- Crown molding throughout the home; Window treatments convey (blinds & curtains)
- Master Bed - huge walkin closet with lots of shelving; ensuite bath
- Ensuite bath - his and her areas each with toilet, vanity/sink & walkin closet; plus soaking/jet tub and separate shower.
- Covered porch - front, 15 x 8; fantastic opportunities for entertainment or relaxation!
- 3-car parking/carport; (1) 10 x 10 shed
- 30 year shingle roof; Rheem 13/R-410 (Puron) HVAC system
- landscaped w/mature trees
- large grassy lot with room for play or relaxation; no neighbors behind

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See Community Guidelines

Make an offer today!