

11213 Falling Leaf Ln

Spacious Living & Exceptional Value in Euless!

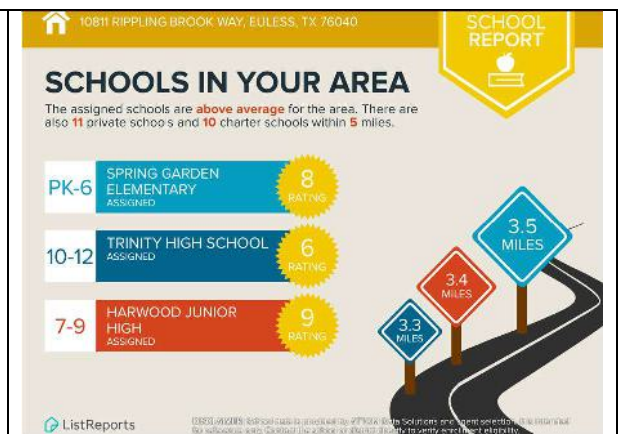


What Makes This Home Special...

This immaculately maintained **4-bed/2-bath, 2,280 SF** home in the premier Harston Woods community is a standout among **Harston Woods homes for sale**. This home has SO much to offer including large rooms, lots of features, and great price! The open floorplan connects the kitchen, dining, and living areas, while a separate **27x15 game/media/flex room** with wet bar, wood-burning fireplace, pendant lighting, and stereo/built-in speakers creates the perfect space for entertaining or relaxing. The spacious kitchen features **SS appliances (refrig, range, microwave, dishwasher), quartz-topped island, walk-in pantry, abundant cabinets & counter space**, plus a butler's pantry with reeded-glass cabinetry. The large living room offers engineered wood flooring, ceiling fan, and abundant natural light. The primary suite includes a large walk-in closet and ensuite bath with dbl sinks, soaking tub, and separate shower. Enjoy **3 porches**, including a **34x12 back porch (12x12 covered)** overlooking a large, landscaped backyard with **no neighbors behind**. Additional features include washer/dryer (convey), **2-car carport, two 10x10 sheds, 30-year shingle roof (2025), Carrier 14-16 SEER HVAC, storm doors, gutters, security lighting, mature trees, and flagpole**. A spacious, well-cared-for home with room to spread out, inside and out. Subdvn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. For cash purchase, total estimated costs ~\$940 per month + utilities. For loan - less than ~\$2315 per month (which includes \$785/mo lot lease)! HEB ISD schools! 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.

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:** appliances (dishwasher, microwave, range/vent hood, refrigerator, freezer,); window treatments, car port.

Agent Resources:
Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/494472>
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>



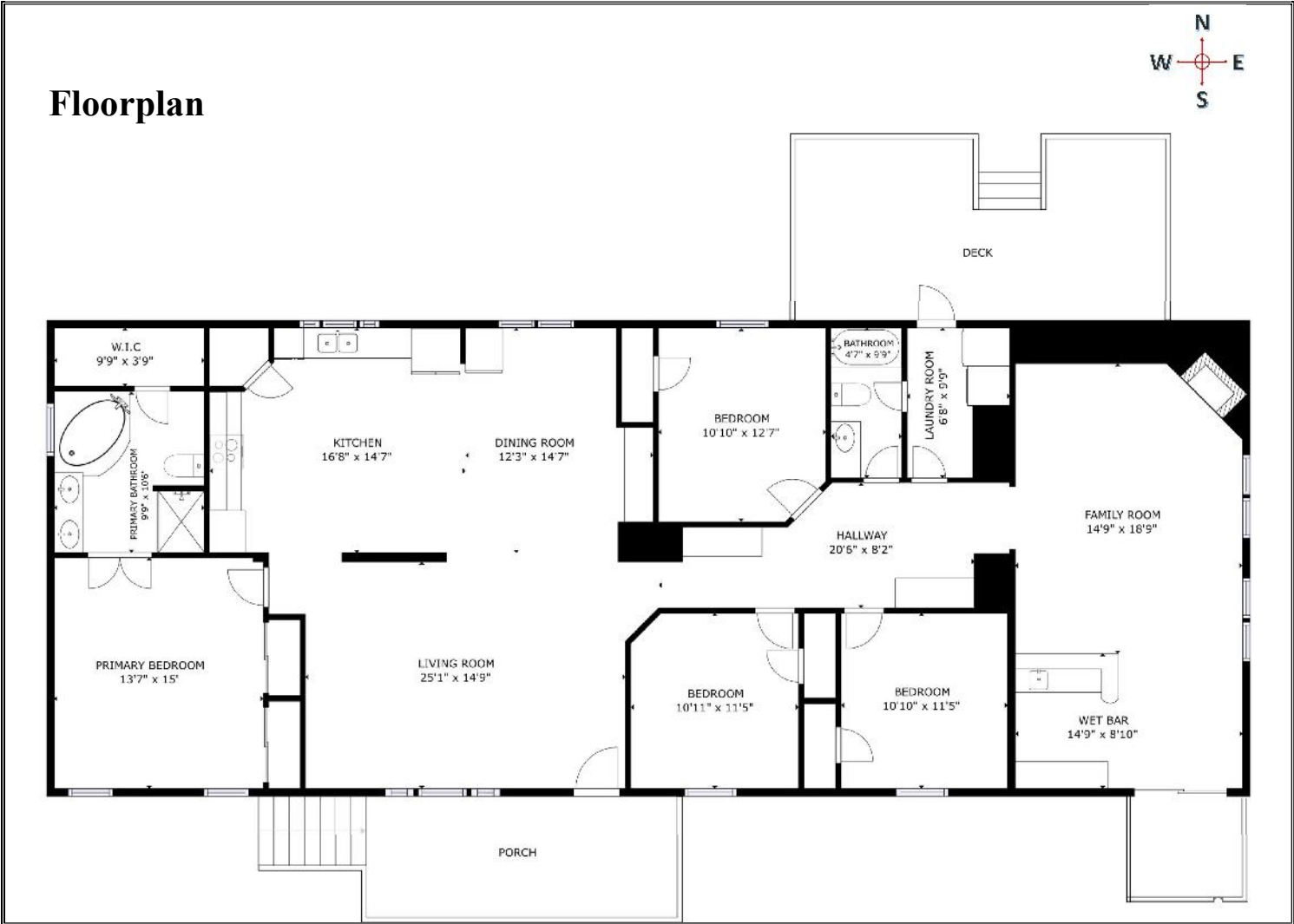
SCAN ME

Harston Woods:



Harston Woods subdivision

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



Make an offer today!

Home Highlights:

 Floorplan • 4 BR 2 BA 2,280 SF • Open-concept layout • Living ▪ Office ▪ Dining ▪ Laundry • 27x15 Game / Media / Flex Room • Three porches (2 covered)	 Kitchen • Large island w/quartz countertop • Walk-in pantry • Butler's pantry w/additional cabinets & reeded-glass doors • SS appliances: ◦ Refrigerator ◦ Range/Oven ◦ Microwave ◦ Dishwasher • Extensive cabinet & counter space • Vinyl flooring & canned lighting
 Living & Entertaining • Spacious 20x15 living room • Engineered wood flooring • Ceiling fan & abundant natural light	Game / Media Room • 27x15 • Wet/serving bar • Wood-burning fireplace • Built-in cabinets & counters • Pendant lighting • Stereo & wall-mounted speakers convey
 Primary Suite • Large walk-in closet • Ensuite bath • Double vanity • Oversized soaking tub • Separate walk-in shower	 Laundry • Separate utility room • Built-in cabinets • Tile flooring • Washer & dryer convey • Skylight
 Outdoor Living • Covered front porch (20x8) • Covered rear porch (34x12; 12x12 covered) • Additional front porch (6x6) • Composite/laminate decking (no wood rot) • Large landscaped yard • Mature shade trees • No neighbors behind • Flagpole • Security lighting • Sunscreens most windows	 Extras • 2-car carport • Two 10x10 storage sheds • Storm doors (front & rear) • Window treatments convey  Energy & Mechanical • Carrier R-410A (Puron) HVAC (14-16 SEER) • Dual-pane windows • Ceiling fans • 30-year composition roof (2025) • Gutters & downspouts

\$ Financial Information

- Manufactured home on leased land
- Current lot lease: \$785/mo
- Estimated property taxes: ~\$588/yr
- Estimated monthly ownership:
 - Cash purchase: ~\$940/mo + utilities
 - Financed purchase: Less than ~\$2,315/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. Listing agent can provide lender recommendations.
- No rental or leasing of homes is permitted within the community. See Community Guidelines for details.