

10811 Rippling Brook Way

Priced to sell on corner lot in Euless!



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

Discover this affordable 3-bed/2-bath, 1456 SF mfg home located on a corner lot and priced to sell in the premier Harston Woods community! Step inside to find an open & spacious layout. The house has three covered porches – one at the front of the house, one with sliding glass door off the dining area, and one off the laundry area. Together with the large, mature trees, provides fantastic opportunity for entertainment or soothing relaxation. Fantastic open floorplan joining kitchen, dining, & living area into one seamless family space! The kitchen has a large island with breakfast bar, tile & formica counters w/subway tile backsplash + LOTS of cabinets & brushed nickel pulls, ample counter space. Equipped with appliances including a refrigerator, new stove/oven, new microwave, and new dishwasher - meal preparation & entertaining is a snap. Indulge in the master bathroom's amenities, including a separate shower (new enclosure), large garden/soaking tub, vanity with cabinets, and a huge walk-in closet. Vaulted ceilings in the master bedroom, living area, kitchen, and dining room create open & airy ambiance, complemented by ceiling fans in most rooms and window coverings throughout. The separate laundry room has washer/dryer hookups and shelving for convenience. The large covered front porch together with the manicured landscaping gives the home fantastic curb appeal and color scheme that pops! Bonus feature - storage shed. Don't miss this opportunity to own a home where style, comfort, and convenience converge! Subdvn has community resort-style pool, clubhouse, 24-7 fitness center, playground, & picnic area w grills. For cash purchase, total estimated costs ~\$885 per month + utilities. For loan - less than ~\$1780 per month (both estimates include \$785/mo lot lease)! 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, (new) dishwasher, (new) microwave, (new) range]; (3) security cameras; exterior landscape features; window blinds.

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/472859>

Harston Woods Intro Video: <https://youtu.be/luV4TDFlw7A>

Lender List : <https://realtysidebyside.com/wp-content/uploads/2024/10/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

Location/Floorplan:

SCHOOLS IN YOUR AREA
The assigned schools are **above average** for the area. There are also **11 private schools** and **10 charter schools** within **5 miles**.

- PK-6** SPRING GARDEN ELEMENTARY ASSIGNED **8 RATING** (3.5 MILES)
- 10-12** TRINITY HIGH SCHOOL ASSIGNED **6 RATING** (3.4 MILES)
- 7-9** HARWOOD JUNIOR HIGH ASSIGNED **9 RATING** (3.3 MILES)

Property Report for 10811 Rippling Brook Way, Euless, TX 76040

10811 Rippling Brook Way, Euless, TX 76040 is a property with bedrooms, bathrooms, and it approx. **1,900** sq. feet of living space. It is located in Euless, TX in the zip code 76040. The nearest zip codes are 76038, 76021, 76022, Bedford, Hurst and Richland Hills are the nearest cities.

Neighborhood Report

Crime Rate	Moderate	View Details
School Rating	NA for 10811 Rippling Brook Way	View Details
Registered Offenders	0 within 1 mile	View Details
Average Home Price	NR	View Details

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:

- Energy efficiencies - dual pane windows; ceiling fans
- Roof is 3yo; Lennox 3-ton/R410-A HVAC (2020) w/smart thermostat

Notable features*:

- Fresh paint with neutral décor throughout; sheetrock walls & ceilings together with base molding & crown molding (some rooms)
- Living room -with gorgeous LVP flooring, large windows (lots of natural light), ceiling fans, and open to kitchen & dining! New flooring in both secondary bedrooms.
- Kitchen - has large breakfast bar/island with cabinets; has appliances (Refrigerator, (new) stove/oven, (new) microwave, (new) dishwasher); has lots of cabinets including extra counter space - tile & formica; subway tile backspash
- Separate Utility room with shelving
- MBed/Mbath - ensuite; separate shower (new enclosure); large garden/soaking tub; huge walkin closet! Mbath - has vanity w/cabinets; new carpet!
- Vaulted ceilings in mbed, living, kitchen, dining; Ceiling fans - most rooms; window coverings all rooms
- Three large covered porches - plenty of room for entertainment or relaxation! Large mature trees with LOTS of shade - fantastic for Texas heat. Storage shed 10' x 10'.

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

Manufactured home on leased land - \$785 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$356/yr) Very affordable for HEB ISD area! **For cash purchase, total estimated costs ~\$885 per month + utilities.** For loans - less than \$1780 per month 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!