

3209 Wooded Glen Way

Indulge. Relax. Bright. Open. Comfort!



What Makes This Home Special...

Welcome to this spacious 2016 double-wide mfg home in the premier Harston Woods community of Euless. This home is move-in ready and located for easy access to major highways, schools, and entertainment. The home offers 3 beds, 2 baths, and 1,728 SF, featuring an open floorplan filled w/lots of natural light, vaulted ceilings, sheetrock walls, base & crown molding, and wood-look LVP flooring w/carpet in the bedrooms & living rm. The high ceilings & huge windows create a bright & open space. The entry includes a decorative nook plus a convenient mini-office area. The large kitchen offers granite-look Formica counters, tile backsplash, under-cabinet lighting, SS appliances, garbage disposal, deep SS sink, abundant shaker cabinets w/brushed-nickel pulls, separate pantry w/shelving, and a huge island w/extra storage. The primary suite includes a large walk-in closet and ensuite bath w/dual vanities, soaking tub, separate shower, modern fixtures, and quality cabinetry. Utility room includes washer/dryer (negotiable), custom hanger, and room for an extra freezer. Enjoy the 17x8 covered porch with ADA ramp, 10x10 shed, 2-car carport, smart thermostat, dual-pane windows, SEER 14/R-410A heat pump, ceiling fans, and one of the larger standard lots in the community.

Furnishings and personal property may be available separately and negotiable, including extra refrigerator, washer/dryer, furniture, cookware, dishes, and related household items.

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: \$750/mo
- Estimated (unexempt) property taxes: ~\$785/yr
- Estimated monthly ownership:
 - Cash purchase: ~\$915/mo + utilities
 - Financed purchase: Less than ~\$2225/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: furnishings (negotiable – see below); **Conveyance:** all appliances (refrigerator, dishwasher, microwave, range, garbage disposal); window coverings; carport, ADA ramp

Agent Resources:
Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/496793>
Harston Woods Intro Video: <https://youtu.be/luV4TOFlw7A>
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>



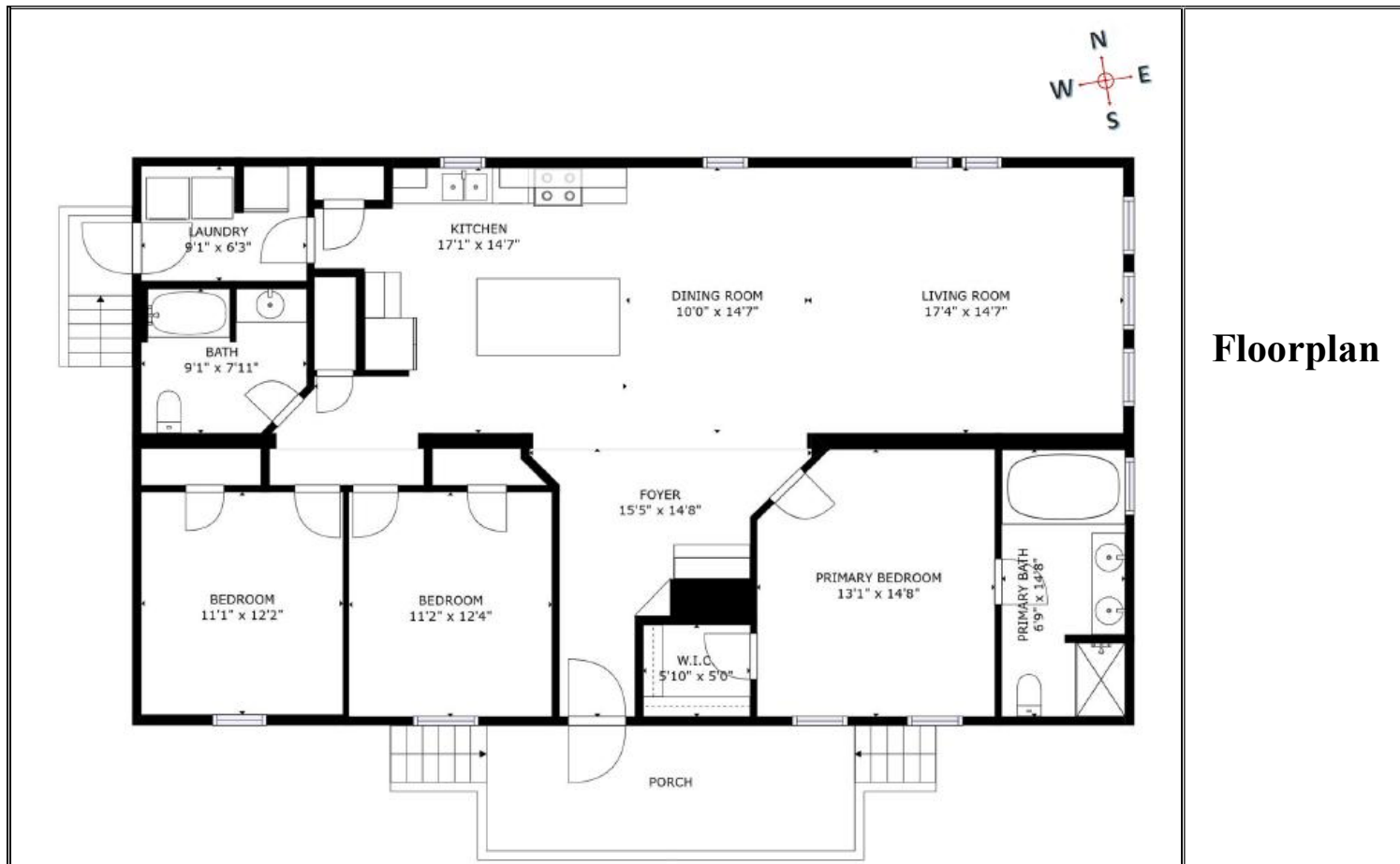
Harston Woods:

Harston Woods subdivision

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

Location:





Floorplan

Features & Upgrades:

This home has great curb appeal (large lot!), fantastic floorplan (open w/natural lighting), and is move-in ready!

Structural:

- Energy efficiencies – dual pane windows; ceiling fans; HVAC/SEER 14/R410-A

Notable features:

- Open floorplan w/LOTS of windows and natural (and LED) lighting!
- Entry way has decorative nook + mini-office area!
- Kitchen –granite-look formica counters; tile backsplash; under cabinet lighting!
- Kitchen – SS appliances (dishwasher, range, refrigerator, microwave); plus garbage disposal; large SS sink & modern fixtures
- Kitchen – Lots of quality shaker cabinets w/brush nickel pulls; pantry w/plenty of shelving!
- Kitchen – huge island with lots of shaker cabinets/storage & elegant!
- Sheetrock walls w/baseboards & crown molding thru-out
- Elegant wood-look LVP (luxury vinyl plank) flooring thru-out; carpet in bedrooms & living
- MBath – separate shower & soaking tub; dual vanities; modern fixtures; shaker cabinets w/brush nickel pulls; large walkin closet!
- Separate Utility room [with washer/dryer - negotiable]; room for extra freezer! Custom hanger.
- Large covered porch (17' x 8');Storage shed 10' x 10'; 2-carport!
- HVAC – SEER 14/R-410 A heat pump; smart thermostat; roof ~9 years old
- Metal ADA ramp – great for mobility & convenience
- All new exterior paint! LED lighting! Fully guttered! Watering system w/timer!
- Large lot – one of the largest 'standard' lots in the community!
- Furnishings are all available and negotiable (including extra refrigerator, washer/dryer, all furniture plus pots, pans, dishes - everything!)

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See Community Guidelines

Make an offer today!