

# *3741 Trinity Terrace Ln*

## *Fantastic & Affordable Gem in Euless!*



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

Immaculate 2017 Champion manufactured home featuring a stylish and modern color scheme and fixtures. Situated on a fantastic lot with abundant shade trees and great curb appeal in the charming Trinity Place MHP community. Enjoy the outdoors on two spacious decks, ideal for entertaining or relaxing beneath the soothing shade. Make this barely-lived-in 2-bed/2-bath + office house your new home! The open floorplan boasts modern brushed nickel fixtures, multi-colored vinyl plank flooring (kitchen, laundry, bathrooms) and carpet (living, bedrooms) flooring, and ample cabinets, storage, ceiling fans, and window coverings. The well-equipped kitchen showcases matching-black appliances (refrigerator, range/vent-hood, dishwasher, microwave included); large, double-bowl sink with modern fixtures; gorgeous ceramic mini-tile backsplash that fills the whole wall. Formica granite-look counters, a serving bar/butler's pantry, a large walk-in laundry/utility room with extra storage + washer/dryer (which convey)! The kitchen seamlessly connects to the living area & flex room [could use as office, bedroom (if barn door installed), media/game room]. The master bedroom with an ensuite bath features double vanities and a walk-in closet with stylish and beautiful lighting & fixtures plus ceramic mini-tile that matches the kitchen tile (same with the 2<sup>nd</sup> bathroom – another whole wall of gorgeous mini-tile). Energy-efficient features include SEER 14 HVAC and double-pane windows. For cash purchase, total estimated costs ~\$900 per month + utilities. For loan - less than ~\$1,500 per month (which includes \$800/mo lot lease)! 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; Oakwood Terrace Elem, Euless Jr, Trinity High
- Near Industrial Blvd (Hwy 157) & Trinity Blvd with immediate access to highways (I-10, SH360, I-820, I-157), as well as Arlington & Bedford/Euless
- Access to DFW International airport is a quick 8 min drive!
- Nearby shopping, entertainment, dining, and other notable establishments
- Minutes from Bell Helicopter, DFW Airport, and many other major employers
- Requires residency application with Trinity Place and annually renewing lot lease

Virtual Tour, photos, & 3d walkthrough: <https://www.seetheproperty.com/484294>

Lender List: <https://realtysidebyside.com/wp-content/uploads/2026/02/Lender-List-Thoughts-about-purchasing-a-mfg-home-in-a-community.pdf>

Trinity Place Rules & Regulations + Residency app: <https://realtysidebyside.com/wp-content/uploads/2026/05/Trinity-Place-Rules-2026-Residency-App-2023.pdf>



Exclusions/Conveyance: Conveyance – all appliances, washer/dryer; Ring doorbell

## Location/floorplan:

3741 TRINITY HILLS LANE, EULESS, TX 76040

### SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **6** private schools and **8** charter schools within **5** miles.

PK-6	DAKWOOD TERRACE ELEMENTARY 659KHB	8	STARTING
7-9	EULESS JUNIOR HIGH 404KMB	9	STARTING
10-12	TRINITY HIGH SCHOOL 404KMB	6	STARTING

1 MILE, 1.6 MILES, 2 MILES

istReports

3745 Trinity Terrace Ln  
Euless, TX 76040  
-- Beds | -- Bath | -- Sqft

Property Report for 3745 Trinity Terrace Ln, Euless, TX 76040

3745 Trinity Terrace Ln, Euless, TX 76040 is a property with -- bedrooms, -- bathrooms, and is approximately -- sq feet of living space; this is located in Euless, TX in the zip code 76040. The nearest zip codes are 75008, 76021, 76022, Bedford, Hurst and Coleville are the nearest cities.

Neighborhood Report

Crime Rate	Moderate	View Details
School Rating	A for 3745 Trinity Terrace Ln	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:

- Roof - (2017), HVAC/Hot water heater (2017)
- Energy efficiencies – dual pane windows; ceiling fans

### Notable features:

- Base & Crown molding throughout; ceiling fans in multiple rooms
- Window blinds throughout
- Separate utility/laundry – includes washer/dryer & extra storage area!
- Kitchen – includes stove/oven, dishwasher, refrigerator, microwave; gorgeous mini-tile accent wall
- Master bath has dual vanities w/modern fixtures, vanity lighting, plus gorgeous mini-tile accent wall!
- Master bedroom has large walkin closet!
- Vaulted ceilings & window coverings throughout
- Huge front uncovered deck [26' x 6'] and back porch [15' x 6']!
- 2-carport parking
- Lot has fantastic large trees with LOTS of shade!

Manufactured home on leased land - \$800 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$648yr) Very affordable for HEB ISD area! For cash purchase, total estimated costs ~\$900 per month + utilities. For loan - less than ~\$1,500 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8.5% interest rate. See Community Guidelines.

*Make an offer today!*