

For Sale on Market

**\$99,999**

Call 7133771022 Today!

## RESIDENTIAL - MOBILE, 3 BEDS, 2 FULL BATH(S)

Move-in ready and well-maintained 2021 manufactured home offering 1,216 sq ft with 3 bedrooms and 2 bathrooms located in the Southfork-Denton community in north Denton. The open-concept living area flows into a modern kitchen featuring stainless steel appliances (refrigerator less than one year old with ice maker, oven, and dishwasher), a touch-free vent hood with remote, and a large center island with plenty of prep space and seating. A Wi-Fi-enabled programmable smart thermostat helps reduce heating and cooling costs. Interior upgrades include a sliding barn door with modern hardware, rain shower heads with handheld wands in both bathrooms, and a thermostat-controlled floor vent fan booster in the second bedroom for faster heating and cooling. Additional features include central HVAC, keyless front door entry, Ring doorbell, washer and dryer hookups, and a large deck for outdoor relaxation. Financing may be available through manufactured home lenders, making ownership possible for many buyers who may not qualify for traditional home loans. Manufactured home only - land not included. Buyer must obtain park approval. Current lot rent approximately \$800 per month.

### GENERAL DESCRIPTION

**Subdivision:** Southfork

**Property Type:** Residential - Mobile

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Year Built:** 2021

**Building Sqft:** 1,216 /

**Lotsize:** 13,068

**Maintenance Fee:** \$850 / Monthly

**MLS# / Area:** NTREIS-21186506



Presented By  
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Walzel Properties - Spring

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Visit <https://www.har.com/NTREIS-21186506> for more information