

\$320,579 - 1008 3rd Street, Argyle

MLS® #20991477

\$320,579

2 Bedroom, 2.00 Bathroom, 1,365 sqft

Residential on 0.07 Acres

Harvest Twnhms Ph 1, Argyle, TX

New price adjustment! Rare, 1 story Harvest townhome currently available! Positioned along the community courtyard, this perfectly designed townhome features a spacious open-concept floorpan, high ceilings and a stunning kitchen - all perfect for hosting memorable gatherings. The covered and fenced front patio is ideal for grilling, entertaining or having a relaxing cup of coffee. Enjoy the thoughtfully designed split-bedroom floor plan with a luxurious primary suite including an elegant tray ceiling and en-suite bath. The separate secondary bedroom is perfect for guests or a home office. This charming residence is loaded with upscale touches including luxury vinyl plank flooring in the main living areas, designer tile and quartz finishes in the bathrooms, quartz countertops in the kitchen, and plush carpeting in the bedrooms. Nestled in the unique community of Harvest blending the charm of country living with the convenience of a modern walkable neighborhood, this home offers beautiful interiors and an incredible location. New patio screen and patio furniture are included. Also, Stainless steel appliances, washer and dryer and remote-controlled ceiling fan convey. Only a couple blocks from pool, fitness center, coffee house, fishing lake and more. Volleyball and basketball courts, parks, lake, trails, fishing are all part of this vibrant living community. HOA covers exterior maintenance and basic Wi-Fi, adding even more value and ease to your lifestyle. Average utilities -



electric is \$48, gas is \$52, water is \$96 per month. Easy access to I35. Close to Harvest amenities, schools, shopping, salons and restaurants. Plus it will be walking distance to the new Tom Thumb coming next year. Come see!

Built in 2022

Essential Information

MLS® #	20991477
Price	\$320,579
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,365
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Townhouse
Style	Modern Farmhouse
Status	Active

Community Information

Address	1008 3rd Street
Subdivision	Harvest Twnhms Ph 1
City	Argyle
County	Denton
State	TX
Zip Code	76226-3435

Amenities

Utilities	Alley, City Sewer, City Water, Community Mailbox, Concrete, Curbs, Electricity Available, Individual Gas Meter, Individual Water Meter, Sewer Available, Sidewalk, Underground Utilities, Natural Gas Available
# of Garages	2
Garages	Covered, Driveway, Garage, Garage Door Opener, Garage Faces Rear, 2-Car Single Doors, Inside Entrance, Kitchen Level

Interior

Interior Features	Cable TV Available, Eat-in Kitchen, Flat Screen Wiring, High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s)
Heating	Central, Natural Gas

Exterior

Exterior Features	Covered Porch(es), Garden(s), Rain Gutters, Lighting
Lot Description	Few Trees, Interior Lot, Landscaped, Level, Sprinkler System, Subdivision
Roof	Composition
Construction	Board & Batten Siding, Brick
Foundation	Slab

School Information

District	Argyle ISD
Elementary	Argyle West
Middle	Argyle
High	Argyle

Listing Details

Listing Agent	Douglas Shanahan
Listing Office	Real Estate Man DFW

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