



Champion RM1676

3 BEDS | 2 BATHS | 1,153 SQ FT | 16x76



This brand-new Champion RM 1676 offers 3 spacious bedrooms, 2 modern bathrooms, and a smart, open-concept layout perfect for both relaxing and entertaining. The heart of the home features a large kitchen with sleek appliances, ample counter space, and a convenient center island overlooking the living and dining areas. The private primary suite includes a large walk-in closet and an en-suite bath with dual vanities and a walk-in shower. Enjoy modern finishes, energy-efficient design, and durable construction throughout. Astoria Crossing residents benefit from community amenities including a pool, clubhouse, event programming, and professional on-site management. Don't miss your chance to own an affordable, stylish home just minutes from Chisholm Trail Parkway and all that Fort Worth has to offer!

EXTERIOR

- Front Door: Cottage Front Door
- Exterior Lighting: Ext. Lights (Jelly Jar) @ Each Door
- Rear Door: Cottage Rear Door
- Shingles: Shingles - 25 year / 3 tab
- Siding: Vinyl Siding - Foam Core
- Window Type: 61" Therm Wndws-Cordless Blinds

INTERIOR

- Ceiling Texture: S/E Textured Ceilings
- Interior Doors: 2 Panel Square Doors / Interior Door Jambs
- Interior Lighting: 4" Led Can Lights
- Interior Flooring: ArmorFlor Lino Throughout
- Cabinetry & Counters: MDF Shaker Cab Doors / 32" Overhead Cabinets / Center Shelves Base & Island / 3/4" MDF Stiles / Refrigerator Overhead Shelf
- Additional Specs: Flat Interior Trim / Cordless Blinds - T/O / Wire Shelves @ Closets / 3/8" Vinyl Over Gypsum

BATHS

- Bathroom Shower: Tub/Shower 60" 2 pc. Std
- Bathroom Sink: Acrylic Sink - Bath Std
- Bathroom Mirror: Mirror @ Each Sink

KITCHEN

- Kitchen Range Type: Electric Range
- Kitchen Refrigerator: 18' Frost Free Refer
- Kitchen Sink: 8" Stainless Steel Sink

UTILITIES

- Electrical Service: 200 AMP Service / A/C Conduit / Exterior Recept Std Location
- Furnace: Electric Furnace (Size TBD)
- Washer Dryer Plumb Wire: Wire & Vent for Dryer
- Water Heater: 30 gal. Electric Water Heater

INCLUDED IN COMMUNITY

- **Spectrum Internet & Advanced WiFi**
 - High-speed internet with speeds up to 1 Gig
 - Enhanced security with Security Shield
 - Easy device management via mobile app
 - Included with lot rent—no extra cost
- **Trash Service**
 - Weekly residential trash pickup
 - Community cleanliness and curbside convenience
- **Professional Land & Lawn Maintenance**
 - Regular mowing, edging, and landscaping in common areas
 - Hassle-free exterior upkeep
- **Community Amenity Center Access**
 - Resort-style swimming pool
 - Resident clubhouse for events and gatherings
- **Planned Resident Events**
 - Seasonal celebrations, giveaways, and family-friendly activities
 - Opportunities to connect and build community
- **On-Site Management & Maintenance Team**
 - Dedicated staff to support residents
 - Prompt response to maintenance requests
- **Free After-School Programs**
 - Complimentary after-school care to support working families, making life easier for parents and providing engaging activities for children.

