

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8711 COUNTY ROAD 300

GRAHAM, TX 76450



\$1,125,000



2,050 sqft



3 beds



3 baths

## DESCRIPTION

WATERFRONT HOME WITH PRIVATE GUEST QUARTERS. This Striking waterfront 3 bedroom, 3 bathroom property has been strategically repriced to offer incredible value to the 2050 sq. ft. of total combined living space. ENJOY THE LUXURY OF WATERFRONT LIVING LOCATED WITHIN A PEACEFUL COVE ON THE WEST END OF POSSUM KINGDOM LAKE. Designed with a sleek, industrial modern aesthetic and floor to ceiling glass that frames breathtaking lake views. Walk out from the primary suite on main floor or living room on second level to a full deck of unobstructed views of your own paradise. Every detail has been curated for low maintenance, high style lakeside entertaining. A stand out feature is the fully detached 450 Sq. ft. multi level efficiency suite located in and above the garage. It is custom designed to sleep four comfortably. Also it provides a separate retreat for guest without interfering with main house or could be used as a STR to offset owner cost. Private path to large boat dock for lake living at its best. Dock boast 2 slips with electric boat lift and hydro hoist, a jet ski dock and mooring whips to facilitate guest boats. Dock also has attached light for off the dock night fishing. Don't miss out on this piece of paradise! Enjoy the LOWER TAXES, view and quiet slower paced side of PK Lake. CLICK ON VIRTUAL AND VIEW YOUTUBE DRONE VIDEO!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 20821425

**YEAR BUILT:** 2016

**COUNTY:** Stephens

**TRACT OR SUBDIVIION:** Pk Lake

**LIST DATE:** 02/16/2025

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 2,050

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.69

**LOT SIZE (SQFT):** 30,274

## INTERIOR FEATURES

### FIREPLACE:

- Electric
- LivingRoom

### APPLIANCES:

- BuiltInGasRange
- Dryer
- Dishwasher
- Disposal
- IceMaker
- Microwave
- Refrigerator
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- ContemporaryModern

### PARKING:

- AdditionalParking
- Boat
- CircularDriveway
- DriveThrough
- ElectricGate
- Garage
- OnSite
- GarageFacesSide
- WorkshopInGarage

### LOT DESCRIPTION:

- RetainingWall

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- Balcony
- BoatSlip
- Deck
- Dock
- DogRun

### SIDING:

- MetalSiding
- SteelSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### UTILITIES:

- Propane
  - SewerAvailable
  - SepticAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:


- DecorativeDesignerLightingFixtures
- EatInKitchen
- HighSpeedInternet
- OpenFloorplan
- CableTv

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SecurityGate
- SmokeDetectors

### COMMUNITY:

- BoatFacilities
  - Fishing
  - Lake
- 

**LISTED BY:** Krysti Long 

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**BROKERED BY:** Red Apple Realtors