

CENTURY 21[®]

Judge Fite Company



413 HOOT AVENUE

GRAFORD, TX 76449



\$1,949,000



3,920 sqft



7 beds



6 baths

DESCRIPTION

Welcome to your dream lake retreat on the shores of Possum Kingdom Lake. This rare one story barndominium style estate blends modern design with the laid back charm of lake living and comes fully furnished and ready to enjoy. The main home features four spacious bedrooms and four baths with an open layout that makes entertaining effortless. The kitchen offers sleek quartz countertops, crisp cabinetry, and a large island that flows into the living and dining spaces where tall ceilings, wood beams, and a stone fireplace create a warm gathering place. Step outside to the screened in patio where you can dine or relax while taking in views of the water. A 140 foot walkway leads to the private covered dock complete with an automatic boat lift, two jet ski lifts, and lockable storage. Evenings are best spent by the fire pit under string lights or soaking in the hot tub while watching unforgettable sunsets. Guests will love the private three bedroom two bath guest house, making this property ideal for hosting friends and family or for use as a short term rental. With room to comfortably sleep sixteen and a strong rental history, it is both a personal getaway and a SMART investment. Additional highlights include a fully fenced lot with custom cedar automatic gate, fresh sod with sprinkler system, spray foam insulation for energy efficiency, and a massive 1400 square foot garage perfect for hobbies or game nights with space for a dart board and basketball hoop. Located just minutes from dining, live music, Rocker B Ranch, golf, and all the attractions of Possum Kingdom Lake, this home offers a lifestyle like no other. Life is better by the water and this property makes every day feel like a vacation. As of Sept 19 this has grossed \$160,000 from STR for 2025. Please reach out to Brooke for updated numbers.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21064724

YEAR BUILT: 2022

COUNTY: Palo Pinto

TRACT OR SUBDIVIION: Pk Lake

LIST DATE: 09/19/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,920

TOTAL BEDS: 7

FULL BATHS: 4

HALF BATHS: 2

ACRES: 0.7

LOT SIZE (SQFT): 30,535

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- Gas

FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- GasOven
- Microwave
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES


STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● DoorMulti● ElectricGate● InsideEntrance● Oversized	LOT DESCRIPTION: <ul style="list-style-type: none">● FewTrees● Waterfront
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● Courtyard● Deck● Dock● FirePit● Lighting	POOL TYPE: <ul style="list-style-type: none">● None
FOUNDATION: <ul style="list-style-type: none">● Slab		

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central	UTILITIES: <ul style="list-style-type: none">● SepticAvailable● WaterAvailable
---	--

ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● KitchenIsland● MultipleMasterSuites● OpenFloorplan● Pantry● SmartHome● WalkInClosets● WiredForSound

LISTED BY: Brooke Smart 

PHONE: 817.999.3067

BROKERED BY: Smart Realty