

CENTURY 21[®]

Judge Fite Company



3524 ABES LANDING DRIVE

GRANBURY, TX 76049



\$1,375,000



3,698 sqft



4 beds



3 baths

DESCRIPTION

Luxury Lakefront Living on Lake Granbury's Main Body! Experience one-story elegance in this 3,698 sq ft waterfront retreat designed for comfort and style. Featuring 4 spacious bedrooms, 3 full baths, a private office, and an oversized 3-car garage. This home blends luxury with everyday convenience. The gourmet kitchen boasts upgraded quartz countertops, KitchenAid appliances, pot filler at gas cooktop and walk in pantry. This layout flows seamlessly into open living and dining spaces. A four-seasons room at the back offers panoramic lake views year-round. The primary suite is a true sanctuary with black out electric shades, a spa-inspired bath, soaker tub, walk-in shower, and oversized closet with built-in cabinetry. All bedrooms are generously sized with ample closet space; this home will surprise you with all the storage options! Outdoors, enjoy an entertainer's dream: outdoor kitchen, rebuilt seawall, and private dock with lifts for boats and jet skis. Lake-fed irrigation keeps landscaping lush, while a majestic oak tree with sweeping branches provides the perfect spot for a swing and lots of shade. Additional highlights include all hard floors, no carpet, fancy glass doorknobs throughout, spray foam insulation, water filtration and reverse osmosis at the sink, and two tankless water heaters for efficiency. Located just minutes from Granbury's historic square for dining and shopping, and only an hour from DFW. This property offers the perfect blend of luxury lakefront living and convenience.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21124396

YEAR BUILT: 2013

COUNTY: Hood

TRACT OR SUBDIVIION: Abes Landing Ph Three D

LIST DATE: 12/05/2025

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800.451.8055

AREA:

SQUARE FEET: 3,698

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 0.63

LOT SIZE (SQFT): 27,442

INTERIOR FEATURES

FIREPLACE:

- Circulating
- GasLog
- LivingRoom

FLOOR COVERINGS:

- CeramicTile
- Hardwood

APPLIANCES:

- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

WINDOWS:

- Shutters

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Concrete● Driveway● Garage● GarageDoorOpener● OnSite	LOT DESCRIPTION: <ul style="list-style-type: none">● HardwoodTrees● Waterfront
ROOF TYPE: <ul style="list-style-type: none">● Composition● Shingle	YARD/GROUNDS: <ul style="list-style-type: none">● OutdoorGrill● OutdoorKitchen	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None● Community	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Gate● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● SewerAvailable● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● Chandelier● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● CarbonMonoxideDetectors● SmokeDetectors
COMMUNITY: <ul style="list-style-type: none">● Clubhouse● Pool	

LISTED BY: Tammy Keiser 

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BROKERED BY: Clark Real Estate Group