



200 OYSTER BAY

GRAFORD, TX 76449



\$2,200,000



4,900 sqft



4 beds



4 baths

DESCRIPTION

Nestled within the esteemed Cliffs Resort community, this custom-built masterpiece, sitting on 2 lots, offers an unparalleled living experience. Sophisticated design blends grandeur with intimate comfortable living spaces. Privacy, distinction a front row access to the best of Possum Kingdom Lake Life. 180-degree panoramic views of the main channel provide a front row seat to all the action. The private primary suite is a serene retreat boasting a fire place and a spacious walk-in closet. Entertainment options include a large gourmet Kitchen, a full-size media room with tiered seating, great room, custom 15x24 in-ground pool featuring one of the best lake views on PK. For convenience, ride in style to the second level in the 500lb capacity elevator. The oversize garage with extra storage provides room for lake toys and a golf cart. An equipped exercise room can be enjoyed by all. An office with a built in desk is located on the second level. A Chaparral Sonesta Boat, Trailer, 30 foot slip with a power lift and a golf cart are negotiable along with other items in the home. Ownership in the Cliffs Resort provides access to the Marina, Restaurant, Hotel, Fitness Center, 2 Pools, Tennis Courts, Play Ground, Golf Course , 36 rounds of golf per year.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21129845

YEAR BUILT: 1999

COUNTY: Palo Pinto

TRACT OR SUBDIVIION: Cliffs

LIST DATE: 01/02/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,900

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.39

LOT SIZE (SQFT): 17,119

INTERIOR FEATURES

FIREPLACE:

- Bedroom
- FamilyRoom
- GasStarter
- GreatRoom
- Kitchen
- LivingRoom
- PrimaryBedroom
- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- ConvectionOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- IceMaker
- Microwave
- Range
- SomeCommercialGrade
- VentedExhaustFan
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional	PARKING: <ul style="list-style-type: none">● AdditionalParking● Aggregate● Asphalt● Concrete● DoorMulti● DoorSingle● Driveway● Garage● GarageDoorOpener● InsideEntrance● Oversized● Private● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Greenbelt● Landscaped● NoBackyardGrass● FewTrees● Waterfront
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● Barbecue● GasGrill● OutdoorLivingArea	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● Fenced● Gunitite● Heated● InGround● None● OutdoorPool● PoolSweep● Community	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BackYard● Fenced● Gate● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Electric● Fireplaces● Zoned	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● ElectricityConnected● Propane● OverheadUtilities● PhoneAvailable● SewerAvailable● SeparateMeters● WaterAvailable
---	---

ADDITIONAL PROPERTY DETAILS

AMENITIES:


- WetBar
- BuiltInFeatures
- CedarClosets
- Chandelier
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- EatInKitchen
- Elevator
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- PanelingWainscoting
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- FireAlarm
- SecurityGate
- GatedCommunity
- SmokeDetectors
- SecurityGuard
- GatedWithGuard

COMMUNITY:

- BoatFacilities
- Clubhouse
- Dock
- FitnessCenter
- Fishing
- FencedYard
- Golf
- Lake
- Marina
- Playground
- Pickleball
- Pool
- Restaurant
- TennisCourts
- TrailsPaths
- CommunityMailbox
- Gated

LISTED BY: Ed Merten 

PHONE: 940.329.8219

BROKERED BY: Williams Trew Real Estate