

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3415 MARIANA COURT

GRANBURY, TX 76048



\$1,100,000



2,608 sqft



3 beds



4 baths

## DESCRIPTION

VRBO's allowed!! AND You will NOT be disappointed! Unmatched Lakefront Luxury A True Dream Home w so many upgrades where no expense was spared in the making of this beautiful ULTIMATE LAKE FRONT Paradise! Don't walk an acre to get to get to your boat, sea doo slips, & fish! Just walk right outside your back door where you can BBQ in your outdoor kitchen, sit & enjoy the sunshine, or hop on your boat in 2.5 seconds & view the MOST GORGEOUS VIEW on Lake Granbury and YES the Dock is completely finished and upstairs can be added! Stunning Lake Granbury home is the epitome of lakeside living! DOCK FEATURES double Sea-Doo slip & a LRG BOAT SLIP, ideal for all your wtr activities. Lounging & fishing areas is the perfect spots to unwind & enjoy the serene views and lots of fishing! Every detail of this home has been meticulously designed with HGTV-level upgrades, where no spectacular ideas were spared in creating an exceptional TEXAS lakeside retreat. From the breathtaking views to the exquisite finishes, this home is nothing short of wonderful. We have let the natural light shine thru w 37 windows & 5 full light solid wood knotty Alder doors, 27 speakers inside & out with surround sound that will knock your socks off! VERY high-end Quartzite w chiseled edge finish, 119 X 92 inch Island, Tons of storage, Cappuccino bar, full bar & kitchen upstairs boast kegerator, double sink microwave, fireplace, & pool table area! Fully foamed from top to bottom, 4 bathrooms! a fully decked attic, 3 patios, gorgeous Onyx blk architectural shingles, lots of beautiful woodwork including stan grade solid wood knotty alder cabinets thruout, French drains, bronze gutters & more! Come see for yourself why this lakefront property is the ultimate in luxury living & put together with extra care for you, all of your family & friends to enjoy. Once you walk in the door you will be sold! GREAT NEIGHBORHOOD!! AND THE MOST gorgeous view on lake Granbury TX that comes with a GORGEOUS home!

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

**MLS STATUS:** Active

**MLS:** 21135034

**YEAR BUILT:** 2021

**COUNTY:** Hood

**TRACT OR SUBDIVIION:** Ports Ocall

**LIST DATE:** 12/18/2025

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 2,608

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 2

**ACRES:** 0.15

**LOT SIZE (SQFT):** 6,708

## INTERIOR FEATURES

### FIREPLACE:

- BlowerFan
- Decorative
- FamilyRoom
- Gas
- LivingRoom
- Propane
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Travertine

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- Disposal
- GasRange
- GasWaterHeater
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- BayWindows
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Craftsman
- ContemporaryModern
- SplitLevel
- Detached

### PARKING:

- AdditionalParking
- Covered
- Carport
- DoorSingle
- GarageFacesFront
- Garage
- GarageDoorOpener
- KitchenLevel
- Lighted
- OnSite
- OffStreet
- Oversized
- RvCarport
- Boat
- RvAccessParking

### LOT DESCRIPTION:

- CulDeSac
- Landscaped
- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Balcony
- BoatSlip
- Deck
- Dock
- Lighting
- OutdoorKitchen
- OutdoorLivingArea
- PrivateYard
- RainGutters
- Storage

### SIDING:

- Rock
- Stone
- Stucco
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier
- Slab

### FENCING:

- Stone

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Propane

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - Propane
  - SewerAvailable
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- BoatFacilities
  - Dock
  - Fishing
  - Lake
  - Playground
  - Park
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**LISTED BY:** Vickie Cook 

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**BROKERED BY:** Victoria Lynn & Associates LLC