

CENTURY 21[®]

Judge Fite Company



1103 MALLARD WAY
GRANBURY, TX 76048



\$1,080,580



3,245 sqft



4 beds



4 baths

DESCRIPTION

Water's Edge perfection with 132 ft of water frontage on a quiet cul-de-sac lot. Beautifully maintained brick & stone home welcomes you with immediate, breathtaking water views showcased through a stunning wall of windows upon entry. A private office with built-ins & French doors, along with a formal dining room, both feature classic plantation shutters. Open-concept living area offers a gorgeous stone gas fireplace & custom built-in cabinetry housing the receiver for the whole-house surround sound system. Kitchen is thoughtfully designed with custom cabinetry, generous pantry, KitchenAid appliances, 5-burner gas cooktop, bar seating, & breakfast nook—ideal for both everyday living & entertaining. Convenient half bath completes the main living area. Primary suite is a true retreat, featuring patio access, sitting area, & luxurious ensuite with dual vanities, 18x18 tile, oversized walk-in closet, separate shower, & Whirlpool jetted tub. Additional highlights include Rinnai tankless water heaters, bedrooms 2 & 3 share a full bath with large closets, & a well-appointed laundry room with sink & full-size washer dryer space. Oversized two-car garage plus dedicated golf cart garage provide ample storage. Upstairs, enjoy a spacious bonus room with wet bar & built-in wine fridge, additional stunning water views, bedroom 4, & a full bath. Attic access, Foam encapsulation, 2 HVAC systems, expansive patios both upstairs & downstairs complete this exceptional waterfront home.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21176321

YEAR BUILT: 2010

COUNTY: Hood

TRACT OR SUBDIVIION: Waters Edge

LIST DATE: 02/13/2026

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800.451.8055

AREA:

SQUARE FEET: 3,245

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.08

LOT SIZE (SQFT): 3,568

INTERIOR FEATURES

FIREPLACE:

- Gas
- GasLog
- GasStarter

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- Microwave
- TanklessWaterHeater
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES


STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Garage● GolfCartGarage	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● CulDeSac● InteriorLot● Lawn● Landscaped● Subdivision● SprinklerSystem● FewTrees● Waterfront● RetainingWall
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● Deck	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● HeatPump	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SewerAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● WetBar● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● SmartHome● CableTv● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Rebecca Van Buren 

PHONE: 817.905.6886

COMMUNITY: Lakes
BROKERED BY: Keller Williams Brazos West