

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2309 RIVER ROAD

GRANBURY, TX 76048



\$849,000



2,300 sqft



4 beds



3 baths

## DESCRIPTION

**\*PRICE LOWERED FOR A QUICK SALE\*** Your Lakefront Dream, Finally Within Reach. Imagine waking each morning to the gentle shimmer of the lake just beyond your door — no projects, no repairs, no compromises. Just the peaceful, effortless lifestyle you've earned. Welcome home to Waters Edge, one of Granbury's most coveted waterfront communities, where this fully and flawlessly renovated residence has been thoughtfully reimagined from the studs out. Every system is brand new — electrical, plumbing, and HVAC — so you can move in with absolute confidence and leave the worry behind for good. New windows flood every room with natural light while keeping the home whisper-quiet and energy efficient year-round. Inside, the living room opens up beneath soaring vaulted ceilings, creating an airy, resort-like atmosphere that never grows old. A dramatic 12-foot sliding glass door frames your lake view like living artwork, then glides open to reveal a backyard that leads directly to the water's edge and your private boat dock. Whether it's a slow morning coffee as the mist rises off the lake, an afternoon out on the water, or a golden-hour gathering with family, this home was made for the moments that matter most. With three generous bedrooms and two and a half bath — plus a private office that easily serves as a fourth — there's room to welcome the grandchildren, host the guests you've been promising a visit, or simply claim a quiet space of your own. And for those with vision, the attic offers nearly 900 square feet of untouched potential: a studio, a hobby room, a bonus suite — whatever this chapter of life calls for. This is more than a home. It's the fresh start that feels like it was always waiting for you.

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

**MLS STATUS:** Active

**MLS:** 21185216

**YEAR BUILT:** 1989

**COUNTY:** Hood

**TRACT OR SUBDIVIION:** Waters Edge

**LIST DATE:** 02/21/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,300

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.21

**LOT SIZE (SQFT):** 9,050

## INTERIOR FEATURES

### FIREPLACE:

- BlowerFan
- LivingRoom
- WoodBurning

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- Refrigerator

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Driveway
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- BoatSlip
- Dock

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- CableTv
- WalkInClosets

### COMMUNITY:

- Curbs
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**LISTED BY:** Joshua Shelton 

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**BROKERED BY:** Home Grown Group Realty, LLC