

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1308 COMANCHE COVE COURT

GRANBURY, TX 76048



\$975,000



3,581 sqft



4 beds



4 baths

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## DESCRIPTION

A rare find, walk-out water, on main body Lake Granbury, with deep water, a private swimming cove, spectacular views, awesome sunsets and a totally renovated lake house. This one has it all and is perfect for a vacation rental property. There is 79 feet of waterfront property to enjoy with a durable, long lasting, TREX fishing dock and a private community boat ramp. The newly renovated house has been expanded to 3581 square feet with 4 bedrooms (2 are master bedrooms and both located on the first floor), 3.5 baths plus a dedicated office. The kitchen, dining, guest lake suite and living areas all offer incredible views that are truly breathtaking! The versatile upstairs bedrooms are currently being used as a craft room and a man cave, but there are so many possibilities with the upstairs space and could be easily adapted to suit various needs. There is a model train room that could serve as an additional office or playroom. Outdoor living is gorgeous with mature pecan and oak trees, horseshoe pit and ample opportunities for fishing and swimming. The backyard is the perfect place to enjoy views of the lake, drink your coffee, entertain guests or watch the sun set with a glass of wine. This property could be your dream home on the lake, a weekend getaway or even a great short term rental investment. The guest lake suite is handicap accessible with a large closet and awesome lake view. The home offers abundant climate controlled storage, including a walk-in attic storage and a mini-split AC unit in the garage. This property is nestled at the end of a quiet cul-de-sac. This is a truly exceptional property! Come take a look and dip your toes in the lake.

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

**MLS STATUS:** Active

**MLS:** 21198108

**YEAR BUILT:** 1975

**COUNTY:** Hood

**TRACT OR SUBDIVIION:** Comanche Harbor

**LIST DATE:** 03/12/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,581

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.37

**LOT SIZE (SQFT):** 16,291

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- GasWaterHeater
- TanklessWaterHeater

### FIREPLACE:

- LivingRoom
- WoodBurning

### WINDOWS:

- WindowCoverings

### FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Concrete</li><li>● DoorSingle</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Cleared</li><li>● CulDeSac</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li><li>● Waterfront</li><li>● RetainingWall</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Dock</li><li>● Lighting</li><li>● RainGutters</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● None</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● Propane</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● FireAlarm</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Lori Sipowicz 

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