



3302 SWEET GUM LANE
GRAPEVINE, TX 76051



\$1,550,000



6,252 sqft



4 beds



7 baths

DESCRIPTION

WELCOME TO 3302 SWEETGUM LANE IN GRAPEVINE, TEXAS! LOCATED ON A DOUBLE LOT IN THE SOUGHT-AFTER NEIGHBORHOOD OF WESTERN OAKS ESTATES*GRAPEVINE-COLLEYVILLE ISD*THE LOT IS .87 PER ASSESSOR & IS SITUATED ON A CULDESAC WITH A CIRCLE DRIVE, LUSH LANDSCAPING, GARDENS & MAJESTIC MATURE TREES*RESORT STYLE BACKYARD WITH HEATED POOL, ATTACHED SPA & WATERFALL FEATURE*LIGHTED PAVILLION GAZEBO-PERGOLA WITH OUTDOOR KITCHEN, GRILL, STONE BAR, & BEVERAGE FRIDGE*ENJOY HOURS OF CONVERSATION AROUND THE FIREPITS & 2 ENTERTAINING AREAS* DON'T MISS THE 3 KOI PONDS & A TRICKLING BROOK THAT PROVIDES NATURAL DRAINAGE TO ALL 3 PONDS*IRON FENCING & STAIRS LEAD TO ROCK LINED BEDS & PONDS*6 COVERED PARKING-PORTE COCHERE PLUS ATTACHED 4 CAR GARAGE & AUTO COURT WITH SECURITY IRON GATE*COMPOSITION CLASS IV ROOF, QUALIFIES FOR AN INSURANCE DISCOUNT, RECENTLY PASSED INSPECTION 3-26*ALL BEDROOMS HAVE ENSUITES*4 BEDROOMS, 7 TOTAL BATHS, 5 FULL BATHS, 2 HALF BATHS*THE STUDY CAN BE UTILIZED AS AN ALTERNATE 5TH BEDROOM*THE KITCHEN IS EQUIPPED WITH STAINLESS APPLIANCES, 42 INCH MAPLE CABINETRY, DOUBLE CONVECTION OVENS, GAS COOKTOP, GRANITE COUNTERS AND A 14 FOOT BREAKFAST BAR*THE FAMILY ROOM FEATURES A STONE FIREPLACE, VAULTED CEILING WITH EXPOSED BEAMS & SPIRAL STAIRCASE*THE LUXURIOUS PRIMARY SUITE & GUEST SUITE ARE LOCATED ON THE FIRST LEVEL*THE FORMAL LIVING BOASTS A FIREPLACE & CUSTOM BOOKCASES ON EACH SIDE*NATURAL LIGHT ABOUND*THE 2ND LEVEL OFFERS A LARGE GAME ROOM-MEDIA ROOM, 2 BEDROOMS, PLUS 2.5 BATHS*NEW CARPET INSTALLED 3-26 IN BEDROOM & ALL CLOSETS*RADIANT BARRIER & 18 INCHES OF EXTRA INSULATION ADDED*WINDOWS INSPECTED, 5 WINDOWS REPLACED 3-26*HOA IS VOLUNTARY*ADDITIONAL AMENITIES INCLUDE ENGINEERED HARDWOOD FLOORING & EXTENSIVE MILL & TRIM WORK*THERE ARE 3 ZONES OF HVAC-MASTER AC UNIT REPLACED IN 2022 WITH TRANE 3 TON UNIT*THE TOTAL FOOTAGE OF THE HOME IS 6252 PER ASSESSOR, BUILT IN 1992*SEE DRONE VIDEO, 360 TOUR, AERIALS, FLOOR PLANS & THE AMENITIES & FEATURES LIST WITH UPGRADES!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21217061

YEAR BUILT: 1992

COUNTY: Tarrant

TRACT OR SUBDIVIION: Western Oaks Estates

LIST DATE: 03/26/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 6,252

TOTAL BEDS: 4

FULL BATHS: 5

HALF BATHS: 2

ACRES: 0.87

LOT SIZE (SQFT): 37,897

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- Gas

FLOOR COVERINGS:

- Hardwood
- Tile

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- ElectricOven
- ElectricWaterHeater
- GasCooktop
- Disposal
- GasWaterHeater
- IceMaker
- Microwave
- PlumbedForGas
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- CircularDriveway
- Concrete
- DirectAccess
- Driveway
- ElectricGate
- Garage
- PorteCochere

LOT DESCRIPTION:

- CulDeSac
- Landscaped
- ManyTrees
- Subdivision
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- FirePit
- GasGrill
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- RainGutters

SIDING:

- Brick

POOL TYPE:

- Cabana
- Gunitite
- Heated
- InGround
- Pool
- PoolSpaCombo
- Waterfall

FOUNDATION:

- Slab

FENCING:

- Wood
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - NaturalGasAvailable
 - PhoneAvailable
 - SewerAvailable
 - SeparateMeters
 - UndergroundUtilities
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- CedarClosets
- Chandelier
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleStaircases
- OpenFloorplan
- Pantry
- TileCounters
- CableTv
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets

SECURITY FEATURES:

- SecuritySystem
- SecurityGate
- SmokeDetectors

COMMUNITY:

- Curbs
 - Sidewalks
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LISTED BY: Sharon Hodnett 

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BROKERED BY: Keller Williams Realty