

CENTURY 21

Judge Fite Company



2009 TREE TOP COURT

GRANBURY, TX 76049



\$850,000



2,688 sqft



4 beds



3 baths

DESCRIPTION

If you've been waiting for a home that truly has it all—space, style, smart upgrades, and lake access—this is the one. Welcome to 2009 Tree Top Ct in Bentwater on Lake Granbury. This 4 bedroom, 2.5 bath home offers 2,688 square feet of thoughtfully designed living space on a full acre, plus a 3 car garage that takes functionality to the next level. The living room features a floor-to-ceiling stone fireplace, custom built-ins, and a striking coffered ceiling with wood inlay. The kitchen is built for gathering with an oversized island, custom cabinetry, stainless steel appliances, and ample prep space, all flowing into a light-filled dining area overlooking the backyard. The primary suite offers a spa-style bathroom with dual vanities and a large walk-in shower, creating a clean, modern retreat. Secondary bedrooms are positioned for privacy and flexibility. Step outside to a backyard designed for entertaining, complete with a resort-style pool, expansive covered patio, and an outdoor fireplace with wood and propane capability. This home is fully foam encapsulated for energy efficiency and includes a propane-powered tankless water heater for continuous hot water. A whole-home generator provides extended power capability, while two HVAC systems with zoned control, including a dedicated garage zone, offer comfort throughout. The 792 sq ft garage features epoxy floors and is both heated and cooled, ideal for hobbies, a gym, or workspace. Additional features include prewired audio, video, and surround sound, centralized media system with backup power, whole-home security with cameras, smart access to garage doors and thermostats, and a shared well with smart irrigation. Boat Slip H42 at Bentwater Marina is included, providing direct access to Lake Granbury.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21226698
YEAR BUILT: 2015
COUNTY: Hood
TRACT OR SUBDIVIION: Bentwater On Lake Granbury Sec Three
LIST DATE: 04/02/2026

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800.451.8055

AREA:
SQUARE FEET: 2,688
TOTAL BEDS: 4
FULL BATHS: 2
HALF BATHS: 1
ACRES: 1.17
LOT SIZE (SQFT): 50,965

INTERIOR FEATURES

FIREPLACE:

- GasLog
- LivingRoom
- Outside
- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AdditionalParking
- DoorMulti
- DoorSingle
- EpoxyFlooring
- Garage
- GarageDoorOpener
- HeatedGarage
- KitchenLevel
- Oversized
- GarageFacesSide

LOT DESCRIPTION:

- Acreage
- BackYard
- InteriorLot
- Lawn
- Landscaped
- Subdivision
- SprinklerSystem

ROOF TYPE:

- Composition

SIDING:

- Brick
- Rock
- Stone

POOL TYPE:

- Cabana
- Fenced
- Gunitite
- InGround
- Pool
- Waterfall

FOUNDATION:

- Slab

FENCING:

- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Propane

UTILITIES:

- ElectricityAvailable
 - None
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- WiredForData
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

COMMUNITY:

- BoatFacilities
 - Clubhouse
 - Dock
 - Fishing
 - Marina
 - Playground
 - Park
-

LISTED BY: Becky Gibson 

BROKERED BY: BLVD Group