

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1106 W IBERIAN COURT

GRANBURY, TX 76048



\$961,500



4,001 sqft



6 beds



5 baths

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## DESCRIPTION

Located in the prestigious, gated community of The Peninsula, this exceptional single-story estate offers over 4,000 square feet of thoughtfully designed living space with room for everything. Featuring 6 spacious bedrooms and 5 bathrooms—including a Jack-and-Jill layout between 2 bedrooms—each bedroom enjoys convenient access to its own bath, providing comfort and privacy for family and guests alike. The open-concept living area impresses with soaring ceilings, expansive windows that flood the space with natural light, and a stunning floor-to-ceiling rock fireplace as the focal point. The chef's kitchen is equally remarkable, showcasing a wraparound bar island, gas cooktop, built-in refrigerator, and gorgeous custom cabinetry. A breakfast room just off the kitchen and a formal dining room ensure effortless entertaining for both everyday living and special occasions. The oversized primary suite is a true retreat, complete with a sitting area and a see-through fireplace that opens to the luxurious en-suite bath—creating a spa-like atmosphere. Step outside to your own private oasis on 2.3 acres, where mature landscaping, a secluded courtyard, and a covered porch overlook a sparkling pool with a waterfall feature—perfect for relaxing or entertaining. Additional highlights include a detached 2-car garage (for a total of 5 garage spaces), a dog washing station in the garage, second refrigerator in the mudroom, washer and dryer, five mounted TVs, and a water softener system. This home truly stands apart with its blend of luxury, functionality, and space—an incredible opportunity in one of the area's most sought-after Lake Granbury communities.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21227533  
**YEAR BUILT:** 2008  
**COUNTY:** Hood  
**TRACT OR SUBDIVIION:** The Peninsula On Lake Granbury  
**LIST DATE:** 04/04/2026



**Gary Wheatley**

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**AREA:**  
**SQUARE FEET:** 4,001  
**TOTAL BEDS:** 6  
**FULL BATHS:** 5  
**HALF BATHS:** 0  
**ACRES:** 2.31  
**LOT SIZE (SQFT):** 100,580

## INTERIOR FEATURES

### FIREPLACE:

- Bedroom
- Bath
- DoubleSided
- GasLog
- GasStarter
- LivingRoom
- PrimaryBedroom
- SeeThrough

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- Dryer
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- Refrigerator
- WaterSoftener
- Washer

### WINDOWS:

- Shutters
- WindowCoverings

### 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>● CircularDriveway</li><li>● DoorMulti</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li><li>● WorkshopInGarage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● InteriorLot</li><li>● IrregularLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Level</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</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>● Courtyard</li><li>● Lighting</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Gunit</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li><li>● Private</li><li>● PoolSweep</li><li>● Waterfall</li><li>● WaterFeature</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>● BackYard</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SepticAvailable</li><li>● UndergroundUtilities</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>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● GatedCommunity</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Cary Wheatley   
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**BOOKENED BY:** CENTURY 21 Judge Fite

- BoatFacilities
- FencedYard
- Other
- Gated

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each office is independently owned and operated