

CENTURY 21[®]

Judge Fite Company



3536 ABES LANDING DRIVE

GRANBURY, TX 76049



\$1,250,000



3,122 sqft



3 beds



3 baths

DESCRIPTION

Whether you make this your full time or vacation home, you won't regret owning this beautiful property on Lake Granbury. This lake front property features a private boat dock with two boat lifts and storage rooms. The expansive covered patio features a fireplace, a huge outdoor kitchen and is the perfect place to host your family and friends. The patio opens to the large yard for more entertaining space and unobstructed views of the lake. Large picture windows from the living, dining and kitchen allow you to continue to enjoy the views from inside. The home has 3 bedrooms, 3 full bathrooms, formal and casual dining spaces and a large living room with built-in shelving and beautiful stone fireplace. The kitchen is a chefs dream featuring double ovens, gas cook top, an island, breakfast bar, a walk-in pantry and tons of cabinetry. The primary suite is a true retreat with a soaking tub, separate shower, dual sinks, makeup area, see through fireplace and massive walk-in closet. The other bedrooms are split from the primary and one is a suite. Off the garage entry you'll find a mudroom area and entry to the laundry room with built-in cabinetry. Other highlights throughout include high ceilings, crown molding, arched doorways and granite countertops. Additional entertaining features include the butlers pantry between the kitchen and formal dining along with the dry bar off the living area. The dry bar has a wine rack, wine cooler and storage for all your stemware and supplies. The 3 car garage has a lift for attic access and a sink. The community has a pool for residents to enjoy when they aren't on the lake.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21235922

YEAR BUILT: 2011

COUNTY: Hood

TRACT OR SUBDIVIION: Abes Landing Ph Three A

LIST DATE: 04/21/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 3,122

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 0

ACRES: 0.6

LOT SIZE (SQFT): 26,048

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- LivingRoom
- PrimaryBedroom
- Outside
- SeeThrough

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- Microwave
- WineCooler

WINDOWS:

- BayWindows

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Driveway
- Garage
- GarageFacesSide

LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn
- Landscaped
- Subdivision
- FewTrees
- Waterfront

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Dock

SIDING:

- Brick
- Rock
- Stone

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- SewerAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- KitchenIsland
- OpenFloorplan
- CableTv
- VaultedCeilings
- WalkInClosets

SECURITY FEATURES:

- Prewired
- SecuritySystem
- SmokeDetectors

COMMUNITY:

- Lake
-

LISTED BY: Wendy Howard 

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BROKERED BY: Keller Williams Brazos West