

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3702 LAKE VISTA COURT

GRANBURY, TX 76049



\$800,000



1,899 sqft



3 beds



2 baths

## DESCRIPTION

Newly renovated home on Lake Granbury—your ideal lake retreat awaits. Professional Photos are coming soon! Step inside to a thoughtfully rebuilt home with interior updates featuring a vaulted ceiling with decorative beams, stylish lighting, and stone countertops throughout. The open feel and finishes create a comfortable, inviting space that's perfect for both relaxing and entertaining. Out back, enjoy a beautiful pool complete with a Cabana and Austin covered sitting area and bar—set up perfectly for summer days by the water. The home sits on a short canal with quick access to the main body of the lake, offering the best of both worlds: easy boating access without the heavier traffic. Newly updated dock with two covered boat lifts. Just off the pool, you'll find a charming tiny house perfect for a pool house, or a future bath house near the pool. The property also includes two unrestricted lakefront lots, creating a rare opportunity to build a second residence—whether for investment, family, or future expansion. The second lot currently features a 100 foot RV pad with with a electrical hook ups and water. This is a great space for entertaining with 3 separate driveways, totalling 14 parking spaces. New Roof (2026) on all buildings and boat dock with new gutters. This home also features a lake fed sprinkler system for inexpensive lawn maintenance. All new double paned windows with UV protection installed throughout. Ask your realtor for a list of all of the upgrades.

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

**MLS STATUS:** Active

**MLS:** 21240542

**YEAR BUILT:** 1988

**COUNTY:** Hood

**TRACT OR SUBDIVIION:** Nassau Bay II

**LIST DATE:** 04/16/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,899

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.5

**LOT SIZE (SQFT):** 21,780

## INTERIOR FEATURES

### FIREPLACE:

- BlowerFan
- LivingRoom
- WoodBurning
- WoodBurningStove

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- ConvectionOven
- Dishwasher
- ElectricOven
- ElectricWaterHeater
- GasCooktop
- Disposal
- Microwave

### WINDOWS:

- WindowCoverings

## 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>● AttachedCarport</li><li>● Carport</li><li>● DoorSingle</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Waterfront</li><li>● RetainingWall</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BoatSlip</li><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>● InGround</li><li>● Pool</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>● Partial</li><li>● Wood</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● EnergyStarAccaRsiQualifiedInstallation</li><li>● EnergyStarQualifiedEquipment</li><li>● HeatPump</li><li>● WoodStove</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● MunicipalUtilities</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>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● OpenFloorplan</li><li>● Other</li><li>● PanelingWainscoting</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li></ul>
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**LISTED BY:** Joshua Shelton 

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**BROKERED BY:** Home Grown Group Realty, LLC