

CENTURY 21

Judge Fite Company



1408 ISLAND VILLAGE COURT

GRANBURY, TX 76048



\$1,199,910



2,403 sqft



4 beds



3 baths

DESCRIPTION

This is a RARE find. WATERFRONT PROPERTY on the coveted private road of Island Village Estates. This property has it ALL, including a dock with 12-foot water and irrigation system. Bedrooms are large and spacious. The large open dining area is currently used as a music parlor. Two HVAC systems. There is a 2-car garage, including a 220-volt outlet, plus a RV garage, plus storage, plus a heated and cooled Workshop...ALL under one roof. 533 square foot Workshop can be converted into a mother-in-law suite, or short-term rental with private entrance. It has a work sink and a separate toilet. HUGE Covered patio with epoxy flooring, large-fenced backyard that goes to the water, with many oak and pecan trees. Beautiful sunset view. New roof installed in 2025. When you do the math, that is a total of 2,935 square feet, that is both heated and cooled space. Come and see!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21242178

YEAR BUILT: 1995

COUNTY: Hood

TRACT OR SUBDIVIION: Island Village Estates

LIST DATE: 04/17/2026

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800.451.8055

AREA:

SQUARE FEET: 2,403

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 1

ACRES: 0.59

LOT SIZE (SQFT): 25,700

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- DoorMulti
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- Lighted
- Oversized
- Private
- RvGarage
- Boat
- RvAccessParking

LOT DESCRIPTION:

- BackYard
- HardwoodTrees
- Lawn
- ManyTrees
- Subdivision
- SprinklerSystem
- Waterfront
- RetainingWall

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Awnings
- BoatSlip
- Dock
- RainGutters

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BackYard
- ChainLink
- Full
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- Electric
- EnergyStarQualifiedEquipment
- Fireplaces
- HeatPump
- Zoned

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- Pantry
- CableTv
- VaultedCeilings
- WalkInClosets

SECURITY FEATURES:

- FireAlarm

COMMUNITY:

- CommunityMailbox
- Sidewalks

LISTED BY: EVA ROYER 

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BROKERED BY: The Royer Company