

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 6417 BEACON VISTA CIRCLE

GRANBURY, TX 76049



\$1,195,000



2,830 sqft



4 beds



3 baths

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## DESCRIPTION

Set on a quiet, private stretch of waterfront on the Fort Worth side of Lake Granbury, this rare custom home offers the ideal balance of seclusion, accessibility, and a beautiful view of the lake. Positioned in a protected cove with a clear sightline to the main body of water, the property delivers both calm shoreline living and scenic water vistas. Built in 2012 by Couto Homes, this fully custom 4-bedroom, 3-bath home was thoughtfully designed with oversized walkways and doorways to provide ease of movement and wheelchair accessibility throughout. The open-concept floor plan is anchored by expansive floor-to-ceiling windows that frame the lake, filling the home with natural light and uninterrupted views. The main living area features a gas fireplace and flows seamlessly into the kitchen and dining spaces, creating an ideal setup for both everyday living and entertaining. The primary suite is located on the main level and includes a private exterior door leading directly to the wraparound porch, perfect for quiet mornings or evening lake views. Outdoor living is a standout feature, with a wraparound porch spanning three sides of the home (excluding the garage side), offering multiple vantage points to enjoy the water and surrounding landscape. The 1.29-acre property consists of three parcels, with the main parcel currently benefiting from an agricultural exemption. Additional highlights include: Private well water; Lake-fed sump pump for the sprinkler system; Covered dock with space for a boat and jet skis; Extensive stone retaining walls that terrace beautifully down to the water's edge. Located within a small, low-impact HOA community, this property offers a rare opportunity to own a private, well-built waterfront home with both functionality and timeless design. Schedule your private showing today to experience this exceptional lakefront property in person!

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

**MLS STATUS:** Active

**MLS:** 21247586

**YEAR BUILT:** 2012

**COUNTY:** Hood

**TRACT OR SUBDIVIION:** Sargent Tracts

**LIST DATE:** 04/24/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,830

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 1.29

**LOT SIZE (SQFT):** 56,192

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- LivingRoom
- Stone

### FLOOR COVERINGS:

- Carpet
- Tile

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- VentedExhaustFan

### WINDOWS:

- Skylights

### 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>● CircularDriveway</li><li>● Concrete</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li><li>● Oversized</li><li>● GarageFacesSide</li><li>● Storage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● ManyTrees</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● Waterfront</li><li>● RetainingWall</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>● Lighting</li><li>● RainGutters</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>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SepticAvailable</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>● CathedralCeilings</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>
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### COMMUNITY:

- Other

**LISTED BY:** John Williams 

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**BROKERED BY:** Horton Neely Realtors, LLC