

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2308 BENTWATER COURT

GRANBURY, TX 76049



\$1,100,000



3,846 sqft



4 beds



3 baths

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## DESCRIPTION

Set apart by thoughtful design and elevated finishes, this stunning custom home offers a seamless blend of comfort, space and standout features. Inside, you'll find two spacious living areas perfect for both everyday living and entertaining. The layout is ideal, with a private upstairs retreat featuring three bedrooms, an additional living space and kitchenette as well as a balcony overlooking the pool and pond. The primary suite is a true sanctuary, complete with a beautiful solarium sitting room that invites natural light and provides the perfect spot for morning coffee or winding down in the evening. Step outside and experience resort-style living at its finest. A custom pool and hot tub anchors the outdoor space, complemented by a cozy outdoor fireplace- ideal for year-round enjoyment and hosting unforgettable evenings under the stars. The property also boasts peaceful views of a pond, adding to the serene, private setting. For those needing extra space for hobbies or travel, the separate 45' RV garage with an attached workshop is a rare and valuable feature, and a heated and cooled dog room with access to the yard. This home is the perfect combination of luxury, practicality and lifestyle designed for those who want it all. Well strictly for irrigation. Comes with boat slip E23

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21247594  
**YEAR BUILT:** 2007  
**COUNTY:** Hood  
**TRACT OR SUBDIVIION:** Bentwater On Lake Granbury Sec One  
**LIST DATE:** 04/25/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,846  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 1.65  
**LOT SIZE (SQFT):** 71,874

## INTERIOR FEATURES

### KITCHEN:

- Other

### FIREPLACE:

- Electric
- LivingRoom
- PrimaryBedroom
- Outside
- WoodBurning

### FLOOR COVERINGS:

- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricOven
- ElectricWaterHeater
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- Washer

### WINDOWS:

- BayWindows
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● CircularDriveway</li><li>● Concrete</li><li>● Driveway</li><li>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● KitchenLevel</li><li>● RvGarage</li><li>● GarageFacesSide</li><li>● WorkshopInGarage</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● CulDeSac</li><li>● PondOnLot</li><li>● Subdivision</li><li>● SprinklerSystem</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>● BoatSlip</li><li>● RainGutters</li><li>● Storage</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>● Gunitite</li><li>● InGround</li><li>● OutdoorPool</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>● BackYard</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● CentralVacuum</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● Pantry</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Ann Winston 

**COMMUNITY:**  
**PHONE:** 817.247.0127

**BROKERED BY:** Winston Properties, LLC

- BoatFacilities
- Fishing
- Marina
- Park