

CENTURY 21[®]

Judge Fite Company



1207 MALLARD WAY

GRANBURY, TX 76048



\$799,000



2,454 sqft



4 beds



2 baths

DESCRIPTION

Massive Price Improvement! Wouldn't it be great to have free electric bills! This house delivers with almost new solar system. Run the HVAC as much as you want and discover what solar can do. Discover lakeside living at its finest in this exceptional one-story brick home nestled in Granbury, TX. Boasting a smart layout that spans 2,454 square feet, this residence offers four cozy bedrooms and two well-appointed bathrooms. The primary bedroom, split from the others for privacy, features access to the serene outdoor spaces. Step into the heart of the home via an open kitchen, complete with stainless steel appliances, custom white cabinetry, and a large island equipped with a secondary sink — perfect for those who love to entertain or simply enjoy culinary adventures. Adjacent to the kitchen, you'll find a convenient utility room with its own sink and ample cabinetry. The enclosed back patio provides an additional space for gatherings, while large windows throughout the home flood the spaces with natural light. Outdoors, the meticulously maintained landscape surrounds a transformed boat dock, now a relaxing lounging deck overlooking the lake. The dock is very easy to revert back to a boat dock, it promises endless water fun.

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800.451.8055

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21254146

YEAR BUILT: 1996

COUNTY: Hood

TRACT OR SUBDIVIION: Waters Edge

LIST DATE: 04/30/2026

AREA:

SQUARE FEET: 2,454

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 0

ACRES: 0.22

LOT SIZE (SQFT): 9,583

INTERIOR FEATURES

FIREPLACE:

- Stone

FLOOR COVERINGS:

- Carpet
- Tile

APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Concrete
- Driveway
- Garage
- GarageDoorOpener
- Storage

LOT DESCRIPTION:

- Cleared
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees
- Waterfront
- RetainingWall

ROOF TYPE:

- Composition

YARD/GROUNDS:

- BoatSlip
- Dock
- Garden
- Lighting
- RainGutters

SIDING:

- Brick

POOL TYPE:

- None

FENCING:

- Metal

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Solar

UTILITIES:

- ElectricityConnected
 - SewerAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- CentralVacuum
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- Prewired
- SecuritySystem
- SmokeDetectors

COMMUNITY:

- Curbs
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LISTED BY: Randall Luna 

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BROKERED BY: Elevate Realty Group