



**617 PARKER LANE**  
GRANBURY, TX 76048



\$440,000



2,189 sqft



3 beds



2 baths

## DESCRIPTION

Step into this exceptionally maintained home offering an open and airy floor plan thoughtfully designed with every detail in mind. Come home to a spacious living room filled with natural light thanks to large windows and stunning skylights. This oversized gathering space features a cozy propane fireplace as the focal point, creating a warm and inviting atmosphere perfect for relaxing or entertaining. The spacious kitchen is a true standout, featuring granite countertops, bar top seating, and plenty of storage. Additional interior features include vaulted ceilings with crown molding, dual sinks in the guest bathroom, linen closets, and a flex space that is currently used as an office! The flex space could also be used as a dining area or easily converted into a 4th bedroom. All of the bedrooms includes walk-in closets, providing ample storage and convenience for the whole family. The large master suite is a true retreat with a beautiful view of the backyard, room for a sitting area, walk in closet, and a luxurious master bathroom complete jetted tub, dual sinks, separate shower and a relaxing atmosphere that makes unwinding easy. Outside, enjoy a Texas sized covered patio complete with pergola, planter boxes, and ceiling fans—perfect for entertaining, grilling, or quiet evenings at home. The property also includes an impressive shop equipped with electricity, air conditioning, heat, spray foam insulation, and is ideal for hobbies, storage, or a workspace. The golf course like lawn is complete with a full sprinkler system for both the lawn and raised flower beds. This home truly has it all—space, comfort, and thoughtful upgrades inside and out. ROOF is approximately 2 years old and HVAC is approximately 6 years old.

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

**MLS STATUS:** Active

**MLS:** 21262778

**YEAR BUILT:** 2006

**COUNTY:** Hood

**TRACT OR SUBDIVIION:** The Hills Of Gby Ph V-R

**LIST DATE:** 05/08/2026



**Holly Beckley**

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**AREA:**

**SQUARE FEET:** 2,189

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.44

**LOT SIZE (SQFT):** 19,166

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- LivingRoom
- Propane

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- Dishwasher
- Disposal

### 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>● DoorSingle</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li><li>● Lighted</li><li>● Private</li><li>● WorkshopInGarage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</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>● Garden</li><li>● Lighting</li><li>● PrivateEntrance</li><li>● PrivateYard</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><li>● StoneVeneer</li><li>● WoodSiding</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>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● Fireplaces</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>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● OpenFloorplan</li><li>● CableTv</li><li>● VaultedCeilings</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:** Holly Beckley 

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**BROKERED BY:** CENTURY 21 Judge Fite