



**3225 FANNIN LANE**  
GRAPEVINE, TX 76092



\$1,400,000



4,140 sqft



5 beds



4 baths

## DESCRIPTION

Welcome to 3225 Fannin Lane! An exceptional residence nestled in one of CARROLL ISD's most coveted family friendly neighborhoods! This stunningly updated home blends timeless architectural elegance with modern luxury, offering an unparalleled lifestyle just minutes from Southlake Town Square, Grapevine Lake, DFW Airport, & the vibrant shops & dining of Historic Downtown Grapevine! From the moment you arrive, manicured landscaping, stately curb appeal, & a grand entry set the tone for what lies within. Step inside to soaring ceilings, rich hardwood floors, & an abundance of natural light streaming through new oversized windows! The open-concept floor plan flows effortlessly between formal & casual living spaces, ideal for both intimate gatherings & large-scale entertaining. The chef's kitchen is a true showpiece, featuring custom cabinetry, seating for 6 INSIDE THE KITCHEN (truly dine-in), premium appliances, a HUGE island, an amazing walk-in pantry, & a sunlit b-fast nook overlooking the backyard oasis! Adjacent, the family room invites relaxation with its custom fireplace & seamless connection to the kitchen. Retreat to the luxurious primary suite on the main level, complete with a spa-inspired bathroom w-dual vanities, oversized walk-in shower, & an expansive custom closet! Generously sized secondary bedrooms each offer walk-in closets & en-suite or shared bath access, providing comfort for family & guests alike. 2 bedrooms are downstairs. 3 are upstairs plus a huge game room! Step outside to your private backyard paradise—featuring a sparkling pool and spa, lush landscaping, covered and open outdoor living areas, a gas fireplace, built-in grill, & NO IMMEDIATE REAR NEIGHBORS. Perfect for year-round Texas living! A 4-car garage (via a car lift) with HUGE workshop area & custom cabinets round out this space! Experience refined living in the heart of Carroll ISD—schedule your private tour today & discover why 3225 Fannin Lane is more than a home, it's a lifestyle.

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

**MLS STATUS:** Active

**MLS:** 21270164

**YEAR BUILT:** 2003

**COUNTY:** Tarrant

**TRACT OR SUBDIVIION:** Cannon Homestead Add

**LIST DATE:** 05/15/2026

# CENTURY 21

Judge Fite Company

## 800.451.8055

**AREA:**

**SQUARE FEET:** 4,140

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.33

**LOT SIZE (SQFT):** 14,461

## INTERIOR FEATURES

### FIREPLACE:

- Den
- Electric
- FamilyRoom
- Gas
- GasLog
- LivingRoom
- Outside

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- SomeCommercialGrade
- VentedExhaustFan

### WINDOWS:

- BayWindows
- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- ContemporaryModern
- Traditional
- Detached

### PARKING:

- Concrete
- Driveway
- EpoxyFlooring
- ElectricGate
- Garage
- GarageDoorOpener
- Lighted
- Oversized

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- Level
- ManyTrees
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- BuiltInBarbecue
- Balcony
- Barbecue
- Courtyard
- DogRun
- FirePit
- GasGrill
- Lighting
- OutdoorGrill
- OutdoorKitchen
- RainGutters

### SIDING:

- Brick
- FiberCement
- Rock
- Stone
- WoodSiding

### POOL TYPE:

- Pool

### FOUNDATION:

- Slab

### FENCING:

- Brick
- BackYard
- Fenced
- Metal
- Privacy
- Wood

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## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- NaturalGas

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- WiredForData
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SmokeDetectors

### COMMUNITY:

- FencedYard
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Kevin Rhodes 

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**BROKERED BY:** Keller Williams Realty