

Lake Granbury Home
Granbury, TX 76048

\$284,900
0.340± Acres
Hood County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Lake Granbury Home Granbury, TX / Hood County

SUMMARY

City, State Zip

Granbury, TX 76048

County

Hood County

Type

Lakefront

Latitude / Longitude

32.4084693 / -97.8068851

Taxes (Annually)

3300

HOA (Annually)

308

Dwelling Square Feet

1581

Bedrooms / Bathrooms

3 / 2

Acreage

0.340

Price

\$284,900

Property Website

<https://moreoftexas.com/detail/lake-granbury-home-hood-texas/31778/>



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PROPERTY DESCRIPTION

Looking for relaxing Lake Community Living with quick access to the Dallas-Fort Worth Metroplex? This beautiful brick home located within the gated Canyon Creek II Subdivision in Granbury, TX just over an hour from DFW. The Canyon Creek community offers several amenities including a maintained pool, basketball courts, tennis courts, boat ramp and a relaxing community dock perfect for seeing the beautiful Granbury sunset. The topography of the community gives the neighborhood a unique Hill County feel.

This 1581 sqft, 3 Bedroom 2 Bathroom home is less than a mile from The Brazos River and Lake Granbury. This home sits on .34 acres and features a large backyard, that is fully fenced, with a newly built 20 x 20 deck, perfect for grilling, relaxing or drinking your morning coffee. The living areas of the house are hardwood floors with tall ceilings. The kitchen has beautiful granite countertops and all matching Samsung appliances. The Master bedroom has a bathroom conveniently connected to the room with a walk-in shower a double vanity sinks. The Master also has 2 walk-in closets. The other 2 bedrooms have their own closets and a bathroom located in the hallway between the two. Either bedroom could be converted into a home office.

Home size: 1581 Sqft

Year Built: 2018

Lot size: .34 Acres

Community: Canyon Creek II

HOA Fees: \$154 Semi-Annually

Tax Amount: \$3303



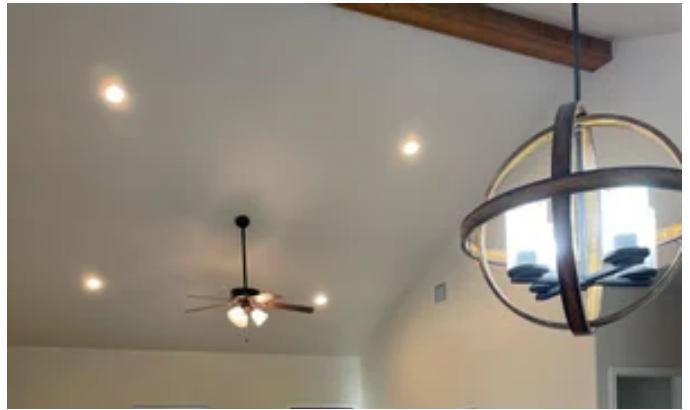
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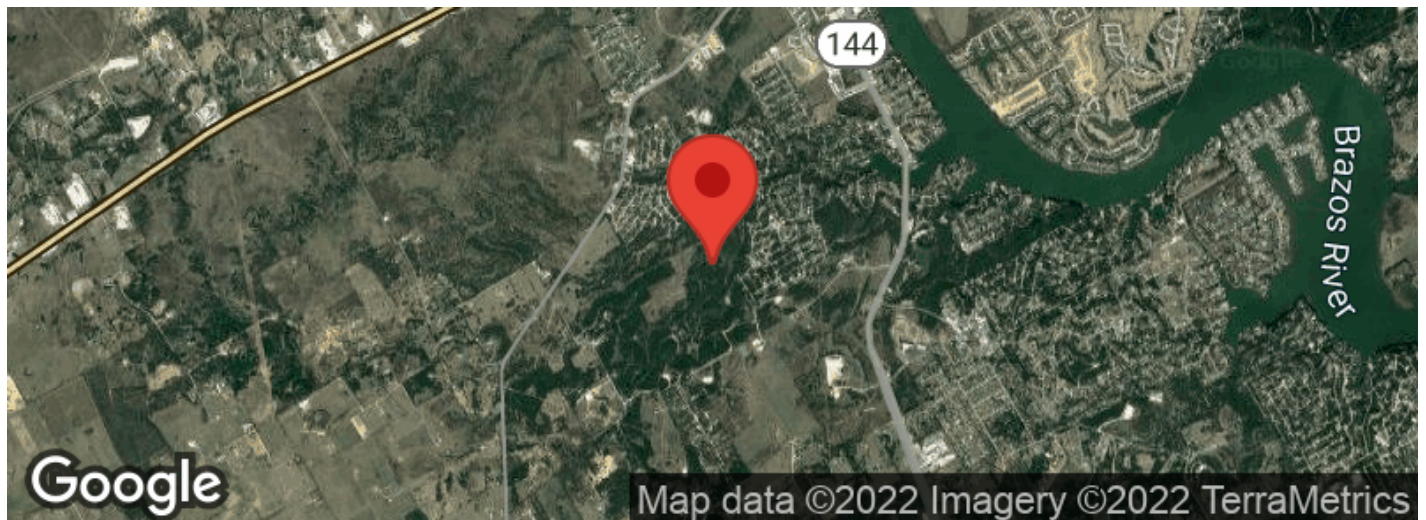
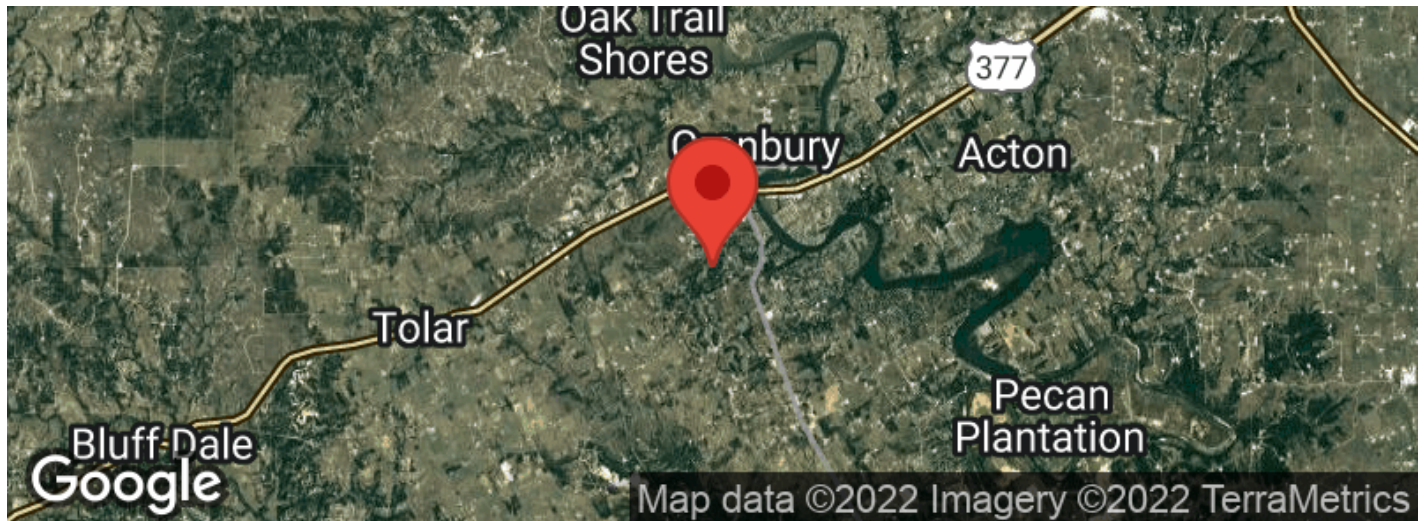
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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