



2610 Harborside Drive, Granbury, Texas 76048

**MLS#:** 20320311 **N Active**      [2610 Harborside Drive Granbury, TX 76048-2693](#)      **LP:** \$2,000,000  
**Property Type:** Residential      **SubType:** Single Family



**Also For Lease:** N      **Lst \$/SqFt:** \$595.95  
**Subdivision:** Harbor Lakes Ph 2  
**County:** Hood      **Lake Name:**  
**Country:** United States      **Lse MLS#:**  
**Parcel ID:** [R000092735](#)      **Plan Dvlpm:**  
**Lot:** 14      **Block:** 4      **MultiPrcl:** No      **MUD Dst:** No  
**Legal:** LOT: 14 BLK: 4 SUBD: HARBOR LAKES PHASE 2  
**Unexmpt Tx:** \$15,971  
**Spcl Tax Auth:** No

**Beds:** 4      **Tot Bth:** 5      **Liv Area:** 1  
**Fireplc:** 1      **Full Bath:** 4      **Din Area:** 2      **Pool:** Yes  
**Half Bath:** 1      **Adult Community:** No  
**Smart Home App/Pwd:** No

**SqFt:** 3,356/Assessor      **Hdcp Am:** No      **Garage:** Yes/3  
**Yr Built:** 2004/Assessor/Preowned      **Horses?:**      **Attch Gar:** Yes  
**Lot Dimen:**      **Attached:** Yes      **# Carport:** 0  
**Subdivide?:** No      **Acres:** 0.080      **Cov Prk:** 3  
**HOA:** Mandatory      **HOA Dues:** \$750/Annually  
**Access Unit:** No      **AccUnit SF:**      **Unit Type:**

**School Information**

**School Dist:** Granbury ISD  
**Elementary:** Emma Roberson      **Middle:** Granbury      **High:** Granbury  
**Intermediate:** John and Lynn Brawner

**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	18 x 21 / 1	Built-in Cabinets, Fireplace	Dining Room	11 x 12 / 1	
Kitchen	15 x 17 / 1	Breakfast Bar, Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry, Water Line to Refrigerator	Breakfast Rm		
Office	12 x 12 / 1		Primary Bedrm	18 x 14 / 1	Ensuite Bath, Sitting Area in Master, Split Bedrooms
Primary Bathrm	16 x 13 / 1	Built-in Cabinets, Custom Closet System, Ensuite Bath, Garden Tub, Granite/Granite Type Countertop, Linen Closet, Natural Stone/Granite Type, Separate Vanities, Split Bedrooms, Walk-in Closet(s)	Utility Room	14 x 7 / 1	Built-in Cabinets, Drip/Dry Area, Natural Stone/Granite Type, Separate Utility Room, Sink in Utility
Bedroom	12 x 12 / 1	Split Bedrooms	Full Bath	10 x 4 / 1	Granite/Granite Type Countertop, Natural Stone/Granite Type
Bedroom	16 x 11 / 2	Built-in Cabinets, Custom Closet System, Ensuite Bath	Full Bath	8 x 4 / 2	Built-in Cabinets, Ensuite Bath, Solid Surface/Non-Natural Type, Split Bedrooms
Bedroom	12 x 13 / 2	Custom Closet System, Solid Surface/Non-Natural Type, Split Bedrooms, Walk-in Closet(s)			

**General Information**

**Housing Type:** Lake House, Single Detached, Vacation Home      **Fireplace Type:** Gas, Gas Logs  
**Style of House:** Traditional      **Flooring:** Carpet, Ceramic Tile, Wood  
**Lot Size/Acres:** Less Than .5 Acre (not Zero)      **Levels:** 2  
**Alarm/Security:** Burglar, Security System Owned, Smoke Detector(s)  
**Soil:** Unknown      **Type of Fence:** Metal  
**Heating:** Central, Natural Gas      **Cooling:** Ceiling Fan(s), Central Air, Electric, Zoned  
**Roof:** Composition      **Accessible Ft:**  
**Construction:** Brick      **Patio/Porch:** Covered  
**Foundation:** Slab      **Special Notes:** Aerial Photo, Deed Restrictions  
**Basement:** No      **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Possession:** Closing/Funding

**Features**

**Appliances:** Dishwasher, Disposal, Electric Oven, Gas Cooktop, Ice Maker, Microwave, Plumbed For Gas in Kitchen, Refrigerator, Vented Exhaust Fan  
**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup  
**Interior Feat:** Cable TV Available, Decorative Lighting, Dry Bar, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s)  
**Exterior Feat:** Boat Slip, Built-in Barbecue, Covered Patio/Porch, Rain Gutters, Lighting  
**Park/Garage:** 2-Car Single Door, Additional Parking, Circular Driveway, Garage Faces Side, Oversized  
**Pool Features:** Gunite, Heated, Outdoor Pool, Pool/Spa Combo, Water Feature  
**Street/Utilities:** All Weather Road, Cable Available, City Sewer, City Water, Co-op Electric  
**Lot Description:** Cleared, Few Trees, Interior Lot, Landscaped  
**Common Feat:** Community Dock, Curbs, Lake, Park, Playground, Sidewalks

**HOA Includes:** Maintenance Grounds, Management Fees  
**Restrictions:** Architectural  
**Easements:** Utilities  
**Showing:** Appointment Only  
**Waterfront:** Dock – Covered, Lake Front, Lake Front – Main **Plat Wtrfn Bnd:**  
 Body, Personal Watercraft Lift, Retaining Wall – Concrete  
**Dock Permitted:** Yes **Lake Pump:** Yes

**Environmental Information**

**Features:** 12 inch+ Attic Insulation

**Remarks**

**Property Description:** Rare opportunity to own stunning Main Body Waterfront home in Harbor Lakes. Superior quality & craftsmanship throughout this custom home. True 4 bedroom home with additional office & formal dining. Open floorplan living, dining and kitchen all look out over the pool to Mainbody Lake Granbury. Lower level offers oversized master & spa bath complete with walk-in closet as well as additional bedroom & full bath. Upper floor offers guest 2 ensuite bedrooms both with access to the large balcony offering stellar views of the lake. From the lower living area step out onto the covered patio with fireplace & built-in grill. Enjoy the heated pool with built in spa while watching the boats skim the water of the lake. Join them on the lake from this walk out water location with private covered dock with boat & jet ski lifts. Overside garage and 3rd separate garage is perfect storing and parking all the toys.  
**Public Driving Directions:** From Hwy 377 take Waters Edge to stop sign, turn right continuing on Waters Edge Dr, right onto Waterway Crossing. Right onto Harborside Dr. Home will be on your left.

**Agent/Office Information**

**Lst Ofc:** Re/Max Trinity **Lst Agt:** [Steve Fortner](#)

**Open House:** Public: Sat May 6, 1:00PM-4:00PM

Prepared By: Steve Fortner Re/Max Trinity on 05/05/2023 16:28

### Listing History from MLS

**MLS #:** [20320311](#)

[2610 Harborside Dr Granbury](#)

**Prop Type:** RESI

Active



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MlsStatus	05/04/23	05/04/23	08:40 PM		ACT	0

### Sale History from Public Records

Rec. Date	Nominal	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Document #	Document Type
01/28/02		Doyle Fred R & Karen	Doyle Karen	Lumbermans Investment Corp	1803-307	Deed (Reg)
06/14/01		Lumbermans Investment Corp		Owner Record		Deed (Reg)

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