



Steve Fortner
 Re/Max Trinity
 steve@sfortner.com
 817-579-1710

2541 Vineyard Drive, Granbury, Texas 76048

MLS#: 20519220 **N Active** [2541 Vineyard Drive Granbury, TX 76048-1218](#) **LP:** \$579,900
Property Type: Residential **SubType:** Townhouse



Also For Lease: N **Lst \$/SqFt:** \$222.18
Subdivision: Harbor Lakes **County:** Hood **Lake Name:**
Country: United States **Lse MLS#:**
Parcel ID: [R000101481](#) **Plan Dvlpm:**
Lot: **Block:** 1 **MultiPrcl:** No **MUD Dst:** No
Legal: LOT: 1R17 BLK:1SUBD: THE VINEYARDS AT HARBOR LAKES
Unexmpt Tx: \$6,923
Spcl Tax Auth: No

Beds: 3 **Tot Bth:** 3 **Liv Area:** 2
Fireplc: 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No
Half Bath: 1 **Adult Community:** No
Smart Home App/Pwd: No

SqFt: 2,610/Assessor
Yr Built: 2007/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
Access Unit: No

Hdcp Am: No **Garage:** Yes/2
Horses?: No **Attch Gar:** Yes
Attached: Yes **# Carport:** 0
Acres: 0.115 **Cov Prk:** 2
HOA Dues: \$500/Annually
AccUnit SF: **Unit Type:**

School Information

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

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	18 x 18 / 1	Fireplace	Dining Room	15 x 12 / 1	
Kitchen	13 x 11 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Natural Stone/Granite Type	Bedroom-Primary	17 x 15 / 1	Ensuite Bath, Sitting Area in Master, Walk-in Closet(s)
Bath-Primary	15 x 10 / 1	Built-in Cabinets, Custom Closet System, Double Shower, Dual Sinks, Ensuite Bath, Granite/Granite Type Countertop, Linen Closet, Separate Shower	Bath-Half	8 x 5 / 1	Granite/Granite Type Countertop
Utility Room	8 x 5 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility	Bedroom	16 x 14 / 2	Custom Closet System, Ensuite Bath, Split Bedrooms, Walk-in Closet(s)
Bath-Full	11 x 5 / 2	Built-in Cabinets, Ensuite Bath, Granite/Granite Type Countertop, Natural Stone/Granite Type	Bedroom	28 x 18 / 2	Ceiling Fan(s), Split Bedrooms
Bonus Room	10 x 14 / 2	Built-in Cabinets			

General Information

Housing Type: Condo/Townhome **Fireplace Type:** Gas, Gas Logs
Style of House: Traditional **Flooring:** Carpet, Ceramic Tile
Lot Size/Acres: Less Than .5 Acre (not Zero) **Levels:** 2
Alarm/Security: Carbon Monoxide Detector(s), Gated Community, Security Gate, Smoke Detector(s)
Soil: Unknown **Type of Fence:** Metal
Heating: Electric **Cooling:** Ceiling Fan(s), Electric, Zoned
Roof: Composition **Accessible Ft:**
Windows: Plantation Shutters, Window Coverings **Cmplx Appv For:**
Construction: Brick, Rock/Stone **Patio/Porch:** Covered, Patio
Foundation: Slab **Special Notes:** Aerial Photo, Deed Restrictions
Basement: No **Listing Terms:** Cash, Conventional, FHA, VA Loan
Possession: Closing/Funding

Features

Appliances: Dishwasher, Disposal, Tankless Water Heater
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Cable TV Available, Decorative Lighting, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Open Floorplan, Walk-In Closet(s)
Exterior Feat: Covered Patio/Porch, Rain Gutters, Lighting
Park/Garage: Garage Double Door, Garage Door Opener, Garage Faces Front, Inside Entrance
Street/Utilities: City Sewer, City Water, Co-op Electric, Community Mailbox, Curbs
Lot Description: Corner Lot, Interior Lot, Irregular Lot, Landscaped, Level, Sprinkler System
Common Feat: Boat Ramp, Curbs
HOA Includes: Insurance, Maintenance Grounds, Management Fees
Restrictions: Architectural
Dock Permitted: No **Lake Pump:** No

Environmental Information

Features: 12 inch+ Attic Insulation

Remarks

Property Description: This Harbor Lakes Town home in gated community offers low owner maintenance within walking distance to Harbor Lakes Golf Club & Course. Open floor plan Living-Dining-Kitchen with central gas fireplace, bright wall of windows and double glass doors to covered slate tile patio. Efficient kitchen offers perfect work triangle gas cook top and granite counters. Main floor large Primary Bedroom with sitting area on main floor with spa bath, double shower and walk in closet. Upper level Offers additional bedrooms and large bonus area. Don't miss hidden walk out attic access behind book case in large room. Well maintained home with high end finishes throughout - plantation shutters, custom iron front door, stained glass window, new HVAC (2023) Care free living, no yard work or out door maintenance. This upscale neighborhood is close to all the shopping in Granbury and just minutes from the square.

Public Driving Directions: From Hwy 377 turnoff to Harbor Lakes Dr, Right onto Clubhouse Dr, Left into the Vineyards. Through gates - Turn left on second street in subdivision. Home is last on the left.

Agent/Office Information

Lst Ofc: Re/Max Trinity

Lst Agt: [Steve Fortner](#)

Open House: Public: Sat Jan 27, 1:00PM-4:00PM

Prepared By: Steve Fortner Re/Max Trinity on 01/24/2024 16:03

Listing History from MLS

MLS #: [20519220](#)
Active

[2541 Vineyard Dr Granbury](#)

Prop Type: RESI



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MlsStatus	01/24/24	01/24/24	03:24 PM		ACT	

MLS #: [20386359](#)
Expired

[2541 Vineyard Dr Granbury](#)

Prop Type: RESI



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MlsStatus	01/20/24	01/21/24	12:10 AM	ACT	EXP	185
ListPrice	10/12/23	10/12/23	02:59 PM	\$595,900	\$579,900	84
MlsStatus	07/20/23	07/20/23	03:22 PM		ACT	

MLS #: [14534562](#)
Closed

[2541 Vineyard Dr Granbury](#)

Prop Type: RESI



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MLSStatus	05/10/21	05/16/21	01:20 PM	PND	SLD (\$392,500)	9
MLSStatus	03/26/21	03/29/21	10:00 PM	AOC	PND	9
MLSStatus	03/26/21	03/26/21	03:13 PM	ACT	AOC	9
MLSStatus	03/22/21	03/22/21	08:16 PM	AKO	ACT	5
MLSStatus	03/18/21	03/18/21	09:56 PM	ACT	AKO	1
MLSStatus	03/17/21	03/17/21	12:38 AM		ACT	0

MLS #: [14315692](#)
Expired

[2541 Vineyard Dr Granbury](#)

Prop Type: RESI



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MLSStatus	01/02/21	01/03/21	12:10 AM	ACT	EXP	275
ListPrice	10/20/20	10/20/20	04:37 PM	\$399,900	\$389,900	201
ListPrice	09/05/20	09/05/20	07:15 PM	\$409,900	\$399,900	156
ListPrice	08/10/20	08/10/20	07:59 PM	\$419,900	\$409,900	130
ListPrice	06/15/20	06/15/20	03:18 PM	\$429,900	\$419,900	74
MLSStatus	04/02/20	04/02/20	07:59 PM		ACT	0

MLS #: [14135342](#)
Cancelled

[2541 Vineyard Dr Granbury](#)

Prop Type: RESI



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MLSStatus	12/05/19	12/05/19	09:48 AM	ACT	CAN	149
ListPrice	09/17/19	09/17/19	04:29 PM	\$449,900	\$439,900	70
MLSStatus	07/09/19	07/09/19	03:49 PM		ACT	0

MLS #: [10966841](#)
Closed

[2541 Vineyard Dr Granbury](#)

Prop Type: RESI



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MLSStatus	11/18/08	11/18/08	03:52 PM	PND	SLD (\$355,500)	219
MLSStatus	10/23/08	10/23/08	11:16 AM	ACT	PND	222
ListPrice	10/09/08	10/09/08	05:17 PM	\$398,000	\$382,000	208
ListPrice	06/19/08	06/19/08	12:48 PM	\$436,945	\$398,000	96
MLSStatus	03/18/08	03/18/08	10:33 AM		ACT	0

Sale History from Public Records

Rec. Date	Nominal	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Document #	Document Type
05/11/21		Marcyniak Myron S & Linda A I	Marcyniak Linda A I	Fritz T L & P E Trust	8630	Warranty Deed

11/19/08

Fritz Thomas L & Pamela
E

Gibson Lifestyle Homes 2441-780
Inc

Warranty Deed

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code
05/11/2021	\$292,500		RESALE

Information Deemed Reliable, but not Guaranteed. Copyright: 2024 NTREIS.