



Steve Fortner
 Re/Max Trinity
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 Ph:

1404 Joshua Way, Granbury, Texas 76048

MLS#: 20211305 **N Active**
Property Type: Residential

[1404 Joshua Way Granbury, TX 76048-1226](#)

LP: \$599,000

SubType: Single Family



Also For Lease: N
Subdivision: Josiah Estates Ph One
County: Hood
Country: United States
Parcel ID: [R000100578](#)
Lot: 6 **Block:** 2
Legal: LOT: 6 BLK: 2 SUBD: JOSIAH ESTATES PHASE ONE
Unexempt Tx: \$6,870
Spcl Tax Auth: No

Lst \$/SqFt: \$222.59

Lake Name:

Lse MLS#:

Plan Dvlpn:

MultiPrcl: No **MUD Dst:** No

Beds: 4 **Tot Bth:** 3 **Liv Area:** 1
Fireplc: 1 **Full Bath:** 2 **Din Area:** 2 **Pool:** No
Half Bath: 1 **Adult Community:** No

Smart Home App/Pwd: Yes

SqFt: 2,691/Assessor
Yr Built: 2009/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
Access Unit: No

Hdcp Am: No
Horses?: No
Attached: No
Acres: 0.332
HOA Dues: \$400/Annually
AccUnit SF:

Garage: Yes/3
Attch Gar: Yes
Carport: 0
Cov Prk: 3

Unit Type:

School Information

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

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	21 x 17 / 1	Fireplace	Dining Room	12 x 11 / 1	Breakfast Bar
Kitchen	13 x 18 / 1	Breakfast Bar, Built-in Cabinets, Butlers Pantry, Granite/Granite Type Countertop, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry, Water Line to Refrigerator	Utility Room	8 x 7 / 1	Built-in Cabinets, Drip/Dry Area, Natural Stone/Granite Type, Separate Utility Room, Sink in Utility
Extra Strg Rm	9 x 3 / 1		Primary Bedrm	18 x 13 / 1	Built-in Cabinets, Custom Closet System, Ensuite Bath, Sitting Area in Master, Walk-in Closet(s)
Primary Bathrm	11 x 9 / 1	Built-in Cabinets, Custom Closet System, Dual Sinks, Ensuite Bath, Garden Tub, Jetted Tub, Linen Closet, Medicine Cabinet, Natural Stone/Granite Type, Separate Shower	Breakfast Rm	10 x 12 / 1	Breakfast Bar
Bedroom	12 x 11 / 1	Custom Closet System, Ensuite Bath, Jack & Jill Bath, Separate Vanities, Solid Surface/Non-Natural Type, Split Bedrooms, Walk-in Closet(s)	Full Bath	10 x 13 / 1	Built-in Cabinets, Dual Sinks, Separate Vanities, Solid Surface/Non-Natural Type
Bedroom	13 x 12 / 1	Ensuite Bath, Split Bedrooms, Walk-in Closet(s)	Bedroom	12 x 11 / 1	Split Bedrooms, Walk-in Closet(s)
Half Bath	5 x 4 / 1	Built-in Cabinets, Natural Stone/Granite Type			

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: Less Than .5 Acre (not Zero)
Alarm/Security: Gated Community, Security Gate, Security System Owned, Smoke Detector(s)
Soil: Unknown
Fireplace Type: Gas
Flooring: Vinyl
Levels: 1
Type of Fence: Wood

Heating: Central, Natural Gas
Roof: Composition
Windows: Bay Window(s), Window Coverings
Construction: Brick, Rock/Stone
Crops/Grasses:
Foundation: Slab
Basement: No
Possession: Closing/Funding

Cooling: Ceiling Fan(s), Central Air
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Covered, Patio
Vegetation: Cleared
Special Notes:
Listing Terms:

Features

Appliances: Dishwasher, Disposal, Electric Oven, Gas Cooktop, Oven-Convection, Plumbed For Gas in Kitchen
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Cable TV Available, Decorative Lighting, Double Vanity, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Feat: Covered Patio/Porch
Park/Garage: 2-Car Double Doors, Garage, Garage Door Opener, Garage Faces Side
Street/Utilities: All Weather Road, City Sewer, City Water, Electricity Connected, Individual Gas Meter, Natural Gas Available, Sidewalk, Underground Utilities
Lot Description: Interior Lot, Landscaped, Subdivision
Common Feat: Gated
HOA Includes: Management Fees
Restrictions: Architectural, Deed
Easements: Utilities
Showing: ShowingTime-CSS
Dock Permitted: No

Lake Pump: No

Environmental Information

Features: 12 inch+ Attic Insulation

Remarks

Property Description: Located in gated community with easy access to Hwy 377, shopping, golf & entertainment - Open concept living dining areas expands living & entertaining area - Kitchen with center island, gas cooktop, wall oven, granite, oak cabinets, walk in pantry & appliance garage -Split bedroom floorpan offers large primary bedroom with sitting area, coffee-wine bar & direct access to back patio - Updated bath has double vanity tongued granite, jetted tub, walk-in closet wired for addition lights for vanity.- Guest rooms have ensuite jack-n-jill - 4th bedroom can be used as office. - Utility room with built -in cabinets, tongued granite, sink & outside access. Additional Pantry-storage room off garage entrance. - Oversized 3 car garage - Covered back patio with extension for grill, privacy wood fence, large grass yard. Highlights- Upgraded water proof, wood look vinyl flooring, transom windows above doors, Jellyfish Lighting in eaves around entire home - program your home to party year round!

Public Driving Directions: Home in Gated Community From Hwy 377 Take Waters Edge Drive - Left into Josiah Estates. Once through gates continue to the right, home on the right.

Agent/Office Information

Lst Ofc: Re/Max Trinity

Lst Agt: [Steve Fortner](#)

Open House: Public: Sun Nov 27, 1:00PM-4:00PM

Prepared By: Steve Fortner Re/Max Trinity on 11/27/2022 08:47

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