



2615 Harborside Drive, Granbury, Texas 76048

MLS#: 20125539 Incomplete **2615 Harborside Drive Granbury, TX 76048-2693** **LP:** \$1,200,000
Property Type: Residential **SubType:** Single Family **OLP:**



Also For Lease: N **Lst \$/SqFt:** \$337.55
Subdivision: Harbor Lakes **Lake Name:** Granbury
County: Hood **Lse MLS#:**
Country: United States **Plan Dvlpm:**
Parcel ID: [R000092722](#) **MultiPrcl:** No **MUD Dst:** No
Lot: 1 **Block:** 4
Legal: LOT: 1 BLK: 4 SUBD: HARBOR LAKES PHASE 2
Unexmpt Tx: \$11,884
Spcl Tax Auth: No

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

SqFt: 3,555/Assessor
Appraiser:
Yr Built: 2004/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
HOA Dues: \$1,200/Annually
Access Unit: No

Hdcp Am: Yes
Horses?: No
Attached: No
Acres: 0.110

HOA Co: Spectrum
Phone: 210-494-0659
AccUnit SF:

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

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	21 x 17 / 1	Fireplace	Dining Room	19 x 11 / 1	
Kitchen	15 x 13 / 1	Breakfast Bar, Built-in Cabinets, Butlers Pantry, Farm Sink, Granite/Granite Type Countertop, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry, Water Line to Refrigerator	Breakfast Rm	13 x 8 / 1	
Master Bedrm	19 x 13 / 1	Custom Closet System, Dual Sinks, Ensuite Bath, Garden Tub, Linen Closet, Medicine Cabinet, Separate Shower, Separate Vanities, Shower Body Sprays, Sitting Area in Master, Walk-in Closet(s)	Master Bathrm	15 x 11 / 1	Built-in Cabinets, Custom Closet System, Dual Sinks, Ensuite Bath, Granite/Granite Type Countertop, Linen Closet, Medicine Cabinet, Natural Stone/Granite Type, Separate Shower, Shower Body Sprays, Sitting Area in Master
Bonus Room	20 x 19 / 1	Fireplace	Bedroom	11 x 14 / 1	Custom Closet System, Split Bedrooms
Bedroom	11 x 14 / 1	Custom Closet System, Split Bedrooms	Full Bath	10 x 4 / 1	Built-in Cabinets, Granite/Granite Type Countertop, Natural Stone/Granite Type
Bedroom	14 x 13 / 1	Built-in Cabinets, Ensuite Bath, Split Bedrooms	Full Bath	15 x 5 / 1	Granite/Granite Type Countertop, Linen Closet, Natural Stone/Granite Type
Bedroom	9 x 11 / 1	Custom Closet System, Ensuite Bath	Office	10 x 10 / 1	Built-in Cabinets

General Information

Housing Type: Lake House, Single Detached, Vacation Home **Fireplace Type:** Double Sided, Gas, Gas Logs
Style of House: Traditional **Flooring:** Carpet, Ceramic Tile

Lot Size/Acres: Less Than .5 Acre (not Zero)
Soil:
Heating: Central, Natural Gas, Zoned
Roof: Composition

Construction: Brick, Rock/Stone
Foundation: Slab
Basement: No
Possession: Closing/Funding

Levels: 1
Type of Fence: Back Yard, Metal
Cooling: Ceiling Fan(s), Central Air, Electric, Zoned
Accessible Ft: Accessible Bedroom, Accessible Doors, Accessible Hallway(s)
Patio/Porch: Covered, Deck
Special Notes: Aerial Photo
Listing Terms: Cash, Conventional, FHA, VA Loan

Features

Appliances: Dishwasher, Disposal, Gas Cooktop, Oven-Convection, Oven-Double, Plumbed For Gas in Kitchen, Plumbed for Ice Maker, Vented Exhaust Fan, Water Softener
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, W/D - Stacked W/D Area
Interior Feat: Cable TV Available, Decorative Lighting, Double Vanity, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Feat: Attached Grill, Boat Slip, Built-in Barbecue, Covered Patio/Porch, Gas Grill, Rain Gutters, Outdoor Grill
Park/Garage: 2-Car Single Door, Driveway, Garage Door Opener, Garage Faces Side
Street/Utilities: All Weather Road, Cable Available, City Sewer, City Water
Lot Description: Corner Lot, Interior Lot, Irregular Lot, Landscaped, Lrg. Backyard Grass, Sprinkler System, Subdivision, Waterfront
Common Feat: Boat Ramp, Curbs, Park
HOA Includes: Management Fees
Restrictions: Architectural
Easements: Utilities
Showing: ShowingTime-CSS
Waterfront: Canal (Man Made), Dock - Covered, Lake
Dock Permitted: Yes

Plat Wtrfn Bnd:

Lake Pump: Yes

Environmental Information

Features: 12 inch+ Attic Insulation

Remarks

Property Description: Bring everyone to the lake! This remodeled 5 bedroom 3.5 bath home has room for everyone & the toys. Open concept living, dining and kitchen with doors that open into large additional living-bonus room with see through fire place. Master retreat has sitting area with spa bath offering dual vanity, unique shower tub enclosure and walk-in closet. Family guest suite has 4 built in bunks, separate bedroom both room ensuite to bath. Split bedroom floor plan has two additional guest rooms -one currently being used as craft room. Work from home? Large office space has built in desk and storage. Step out onto the back patio with built in grill and bar open to outdoor seating area. Large fenced yard overlooking water and green grass watered from the lake. Just minutes to main body lake body from this large double slipped boat dock with lifts, additional jet ski lift, storage & decking to enjoy the water.
Excludes: Drapes throughout home, blinds will be left. Stacking washer and dryer, refrigerator in Laundry area
Public Driving Directions: From Hwy 377 take Waters Edge Drive, Right at Stop Sign, continuing on Waters Edge Dr. Rich ton Waterway Crossing right on Harborside Dr - Home on corner on right.
Private Rmks: Note - HOA does not allow AirBnB rentals.

Financial Information

Loan Type: Treat As Clear
Pmt Type:
Bal:
Lender:
Payment:
Orig Date:
2nd Mortg: No

Agent/Office Information

SUB: 0 - %
BAC: 3 - %
List Type: Exclusive Right To Sell
CDOM:
VAR: No
DOM:
LD: 07/27/2022
XD:
List Off: [RE/MAX Lake Granbury \(JOPR00GB\) 817-579-1504](#)
LO Addr: 4810 East Hwy 377 Granbury, Texas 76049
List Agt: [Steve Fortner \(0540377\) 817-579-1710](#)
LA Email: steve@sfortner.com
LA Website:
Pref Title Co: Texas Title
LO Fax: 817-573-0794
LO Email: secretary@joyparis.com
LA Cell: 817-579-1710
LA Othr: 817-579-1504
LO Sprvs: Joy Paris (0194236) 817-579-1504
Location: 201 E. Pearl Street 817-329-1506
Brk Lic: 0194236
LA Fax:
LA/LA2 Texting: Yes/

Showing Information

Call: ShowingTime - CSS
Keybox #: 00000
Show Instr:
Occupancy: Owner
Surveillance Devices Present: None
Consent for Visitors to Record: Video
Appt: 800-746-9464
Keybox Type: Blue BT LE
Open House:
Owner Name: Reins
Seller Type: Standard/Individual

Prepared By: Steve Fortner RE/MAX Lake Granbury on 07/28/2022 08:17

