



Steve Fortner
 Re/Max Trinity
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 817-579-1710

1117 Mallard Way, Granbury, Texas 76048

MLS#: 20269622 Incomplete
Property Type: Residential

1117 Mallard Way Granbury, TX 76048-2674
SubType: Single Family

LP: \$1,200,000



Also For Lease: N **Lst \$/SqFt:** \$360.04
Subdivision: Waters Edge
Country: Hood **Lake Name:** Granbury
Country: United States **Lse MLS#:**
Parcel ID: [R000038754](#) **Plan Dvlpn:**
Lot: 23 **Block:** 4 **MultiPrcl:** No **MUD Dst:** No
Legal: LOT: 23 BLK: 4 SUBD: WATER'S EDGE
Unexmpt Tx: \$9,439
Spcl Tax Auth: No

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

SqFt: 3,333/Assessor
Yr Built: 1997/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
Access Unit: No

Hdcp Am: No **Garage:** Yes/3
Horses?: **Attch Gar:** Yes
Attached: No **# Carport:** 0
Acres: 0.080 **Cov Prk:** 3
HOA Dues: \$125/Annually
AccUnit SF: **Unit Type:**

School Information

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

Rooms

| Room | Dimen / Lvl | Features | Room | Dimen / Lvl | Features |
|-------------|-------------|--|---------------|-------------|--|
| Living Room | 19 x 21 / 1 | | Dining Room | 14 x 12 / 1 | |
| Kitchen | 13 x 14 / 1 | Breakfast Bar, Built-in Cabinets, Dual Sinks, Eat-in Kitchen, Kitchen Island, Natural Stone/Granite Type, Pantry, Walk-in Pantry | Breakfast Rm | 14 x 12 / 1 | |
| Family Room | 15 x 15 / 1 | Built-in Cabinets | Half Bath | 5 x 5 / 1 | Medicine Cabinet |
| Mud Room | 9 x 8 / 1 | Built-in Cabinets, Drip/Dry Area, Other, Room for Freezer, Second Sink, Utility Closet | Game Room | 13 x 12 / 2 | |
| Bedroom | 14 x 11 / 2 | Custom Closet System, Split Bedrooms, Walk-in Closet(s) | Full Bath | 13 x 4 / 2 | Built-in Cabinets, Dual Sinks, Jack & Jill Bath, Separate Vanities, Solid Surface/Non-Natural Type |
| Bedroom | 12 x 12 / 2 | Custom Closet System, Split Bedrooms, Walk-in Closet(s) | Primary Bedrm | 19 x 17 / 1 | Custom Closet System, Dual Sinks, Jetted Tub, Medicine Cabinet, Separate Vanities, Sitting Area in Master, Walk-in Closet(s) |
| Bedroom | 17 x 12 / 1 | Custom Closet System, Walk-in Closet(s) | Full Bath | 8 x 5 / 1 | Built-in Cabinets, Natural Stone/Granite Type, Separate Shower |

General Information

Housing Type: Lake House **Fireplace Type:** Decorative, Gas Logs, Gas Starter, Metal, See Through Fireplace
Style of House: Mediterranean **Flooring:** Carpet, Ceramic Tile, Wood
Lot Size/Acres: .5 to < 1 Acre **Levels:** 2
Alarm/Security: Burglar, Security Lights, Security System Owned, Smoke Detector(s)
Soil: Unknown **Type of Fence:** Metal
Heating: Central, Electric, Propane **Cooling:** Attic Fan, Ceiling Fan(s), Central Air, Electric
Roof: Composition **Accessible Ft:**
Windows: Window Coverings **Cmplx Appv For:**

Construction: Brick
Foundation: Slab
Basement: No
Possession: Closing/Funding

Patio/Porch: Covered
Special Notes: Deed Restrictions
Listing Terms: Cash, Conventional, FHA, VA Loan

Features

Appliances: Built-in Gas Range, Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Oven-Convection, Plumbed For Gas in Kitchen, Vented Exhaust Fan
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area
Interior Feat: Built-in Wine Cooler, Cable TV Available, Central Vacuum, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Vaulted Ceiling(s), Wainscoting, Wet Bar
Exterior Feat: Balcony, Covered Patio/Porch, Rain Gutters, Lighting, Outdoor Living Center, Other
Park/Garage: 2-Car Double Doors, Circular Driveway, Covered, Garage, Garage Door Opener, Garage Faces Front, Golf Cart Garage, Oversized, Other
Pool Features: Fenced, Gunite, Heated, In Ground, Pool Sweep, Pool/Spa Combo, Sport
Street/Utilities: Asphalt, Cable Available, City Sewer, City Water, Curbs, Sidewalk, Underground Utilities
Lot Description: Cul-De-Sac, Few Trees, Interior Lot, Landscaped, Sprinkler System, Subdivision, Water/Lake View
Common Feat: Curbs
HOA Includes: Management Fees
Other Structures: Second Garage, Workshop, Workshop w/Electric
Restrictions: Architectural
Easements: Electric, Natural Gas, Utilities, Water Lines
Showing: Appointment Service
Waterfront: Canal (Man Made), Dock - Covered, Lake Front, Retaining Wall - Concrete
Dock Permitted: Yes

Plat Wtrfn Bnd:

Lake Pump: Yes

Environmental Information

Indoor Air: Ventilation
Features: Appliances, Doors, Drought Tolerant Plants, HVAC, Windows

Landscaping:

Remarks

Property Description: Exquisite Lake Front Home in the Prestigious Golf Course Community of Waters Edge. This Custom built 4 Bedroom 3.5 Bathroom home features an open floor plan with vaulted ceilings, Luxury fixtures, two way Fireplace, 3 Living areas & 2 dining areas. Large open kitchen with center island, additional prep sink and long breakfast bar all opening into combined relaxed family living and dining area. A built in wet bar with pass through windows to outside outdoor living area, swimming pool, sunbathing area, boat dock & views of the lake, make this home is an Entertainer's dream. A private ensuite Master Bedroom features, sitting area, private pool access and a large master bath with separate make up vanity. The 2nd floor bedrooms share jack-n-jil bath, large balcony game room with closet dry bar. In addition, an oversize garage and separate workshop with a circular driveway. Close to shopping and restaurants. This home is a Must see!

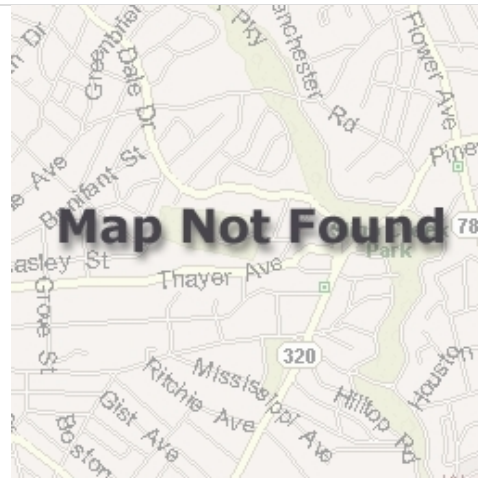
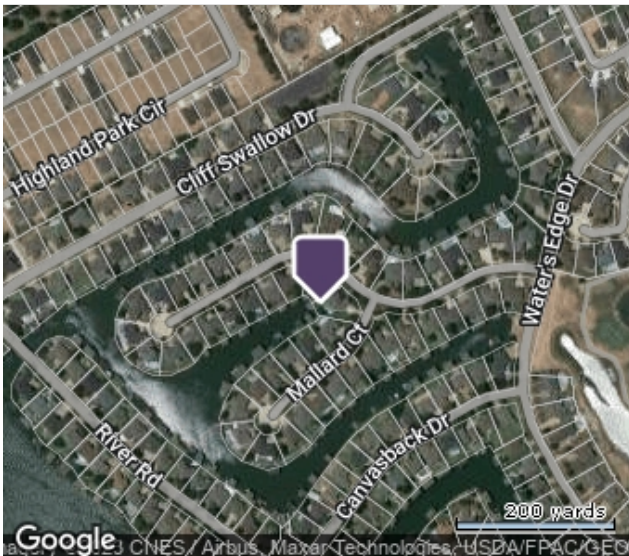
Public Driving Directions: 377 to Waters Edge Dr. Follow Waters Edge Dr until 3 Way stop sign. Take right to stay on Waters Edge Dr. The first street on the right is Mallard Way, take a right. Road Y's follow to the right and home will be directly on your left.

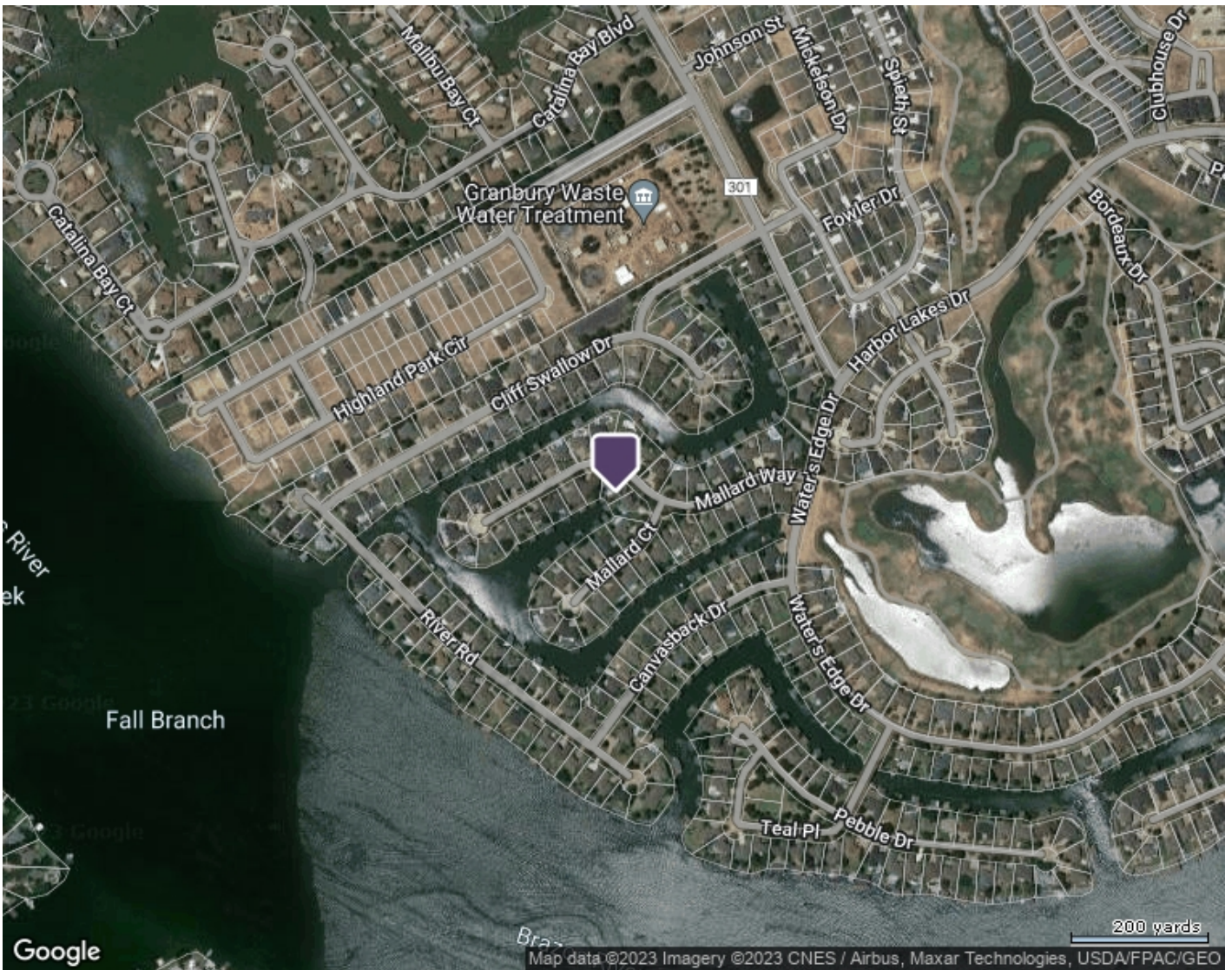
Agent/Office Information

Lst Ofc: Re/Max Trinity

Lst Agt: [Steve Fortner](#)

Prepared By: Steve Fortner Re/Max Trinity on 03/08/2023 13:35





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