



2612 Waters Edge Drive, Granbury, Texas 76048

MLS#: 20107653 Incomplete
Property Type: Residential

2612 Waters Edge Drive Granbury, TX 76048-2690
SubType: Single Family

LP: \$1,200,000
OLP:

Next OH: Public: Sat Jul 9, 1:00AM-4:00PM



Also For Lease: N
Subdivision: Harbor Lakes Ph 2
County: Hood
Country: United States
Parcel ID: [R000092713](#)
Lot: 9 **Block:** 2
Legal: LOT: 9 BLK: 2 SUBD: HARBOR LAKES PHASE 2
Unexmpt Tx: \$10,787
Spcl Tax Auth: No

Lst \$/SqFt: \$356.29

Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No

Beds: 4 **Tot Bth:** 3 **Liv Area:** 2
Fireplc: 1 **Full Bath:** 3 **Din Area:** 2 **Pool:** Yes
Half Bath: 0 **Adult Community:** No
Smart Home App/Pwd: No

SqFt: 3,368/Assessor
Appraiser:
Yr Built: 2001/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
Access Unit: No

Hdcp Am: No
Horses?: No
Attached: No
Acres: 0.080
Garage: Yes/3
Attch Gar: Yes
Carport: 0
Cov Prk: 3
Gar Size: 21x27x8
HOA Co:
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
Dining Room	14 x 10 / 1		Living Room	16 x 10 / 1	
Family Room	19 x 16 / 1	Breakfast Bar, Built-in Cabinets, Fireplace	Breakfast Rm	10 x 11 / 1	Breakfast Bar
Kitchen	17 x 18 / 1	Breakfast Bar, Built-in Cabinets, Dual Sinks, Eat-in Kitchen, Granite/Granite Type Countertop, Kitchen Island, Natural Stone/Granite Type, Water Line to Refrigerator	Utility Room	17 x 6 / 1	Built-in Cabinets, Drip/Dry Area, Linen Closet, Room for Freezer, Separate Utility Room
Master Bedrm	17 x 17 / 1	Custom Closet System, Dual Sinks, Garden Tub, Jetted Tub, Linen Closet, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closet(s)	Bedroom	10 x 12 / 1	Split Bedrooms, Walk-in Closet(s)
Full Bath	8 x 7 / 1	Built-in Cabinets, Granite/Granite Type Countertop, Natural Stone/Granite Type	Bedroom	15 x 12 / 1	Custom Closet System
Bedroom	15 x 18 / 2	Ensuite Bath, Split Bedrooms	Full Bath	9 x 4 / 2	

General Information

Housing Type: Lake House, Single Detached
Style of House: Traditional
Lot Size/Acres: Less Than .5 Acre (not Zero)
Soil:
Heating: Natural Gas, Zoned
Roof: Composition
Windows: Window Coverings
Construction: Brick, Rock/Stone
Foundation: Slab
Fireplace Type: Gas, Gas Logs
Flooring: Carpet, Ceramic Tile, Wood
Levels: 2
Type of Fence: Back Yard, Fenced, Metal
Cooling: Central Air, Electric
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Covered, Deck
Special Notes:

Basement: No
Possession: Negotiable

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, None
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Cable TV Available, Chandelier, Decorative Lighting, Double Vanity, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Walk-In Closet(s)
Exterior Feat: Covered Patio/Porch, Rain Gutters, Lighting
Park/Garage: 2-Car Double Doors, Garage Door Opener, Oversized
Pool Features: Gunite, Heated, In Ground, Pool Sweep, Pool/Spa Combo
Street/Utilities: All Weather Road, Cable Available, City Sewer, City Water, Co-op Electric, Concrete, Curbs, Sidewalk, Underground Utilities
Lot Description: Interior Lot, Landscaped, Level, Sprinkler System, Subdivision, Water/Lake View, Waterfront
Common Feat: Boat Ramp, Playground, Sidewalks
HOA Includes: Management Fees
Restrictions: Architectural
Showing: ShowingTime-CSS
Waterfront: Canal (Man Made), Dock - Covered, Personal
Dock Permitted: Yes
Plat Wtrfn Bnd:
Lake Pump: Yes

Environmental Information

Features: 12 inch+ Attic Insulation

Remarks

Property Description: WATERFRONT HOME IN HARBOR LAKES! Located on one of the widest canals in Harbor Lakes this home is just seconds away from Mainbody water. Updated home with all of the amenities inside and outside. Open concept Living, Dining and Kitchen are perfect for entertaining. Unique floor plan has additional living and formal dining that feel connected to the rest of the home while being separate. Home Chef's dream kitchen, with large center island, double ovens & gas cooktop. Master retreat has sitting area, access to back patio & pool-spa. Master bath boast large walk-in shower, separate vanities & jetted tub. Walk in closet with built-in cabinets and double hanging space. Guests enjoy split floorplan bedrooms with updated bath. Covered patio overlooks Pool with heated spa and additional patio. Follow the path down to the water and private boat dock with boat lift and additional patio.
Public Driving Directions: From Hwy 377 take Waters Edge Dr to stop sign. Turn Right to continue on Waters Edge, home will be on right.
Private Rmks: Buyer and Buyers agent to verify all information. Additional photos available at. www.sfortner.com(forward slash)2612watersedgedr. No Survey - Buyer will need to purchase survey if required.

Financial Information

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

Agent/Office Information

SUB: 3 - %
BAC: 3 - %
List Type: Exclusive Right To Sell
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
CDOM:
VAR: No
DOM:
LD: 07/07/2022
XD: 12/31/2022
LO Fax: 817-573-0794
Brk Lic: 0194236
LO Email: secretary@joyparis.com
LA Cell: 817-579-1710
LA Fax:
LA Othr: 817-579-1504
LA/LA2 Texting: Yes/Yes
LO Sprvs: Joy Paris (0194236) 817-579-1504
Location: 201 E. Pearl Street, Bldg B S 817-329-1506

Showing Information

Call: ShowingTime - CSS
Keybox #: 0000
Show Instr:
Occupancy: Owner
Surveillance Devices Present: None
Consent for Visitors to Record: Video
Appt:
Keybox Type: Blue BT LE
Owner Name: Peoples
Seller Type: Standard/Individual
Open House: Public: Sat Jul 9, 1:00AM-4:00PM

Prepared By: Steve Fortner RE/MAX Lake Granbury on 07/08/2022 12:55

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