

# \$1,349,000 - 1206 Falls Creek Drive, Graford

MLS® #14623862

## \$1,349,000

4 Bedroom, 4.10 Bathroom, 2,687 sqft  
Residential on 0.58 Acres

The Harbor, Graford, TX

Immaculately maintained oasis within the amenity rich Harbor community. This charming single story cabin offers everything you need inside and out to make for the perfect lake getaway. Four large bedrooms all with private on suites, spacious open concept living, kitchen, dining, hand scraped wood floors, stainless steel Viking appliances and MORE! Step outside into the outdoor paradise with sitting area, fire place, full outdoor kitchen, oversized plunge pool with grotto, fenced in yard and more! Throw a line in one of 7 ponds on property right in your backyard!

Built in 2016

## Essential Information

MLS® #	14623862
Price	\$1,349,000
Bedrooms	4
Bathrooms	4.10
Full Baths	4
Half Baths	1
Square Footage	2,687
Acres	0.58
Year Built	2016
Type	Residential
Sub-Type	Single Family
Status	Active

## Community Information



Address	1206 Falls Creek Drive
Subdivision	The Harbor
City	Graford
County	Palo Pinto
State	TX
Zip Code	76449-1005

### **Amenities**

Utilities	All Weather Road, City Water, Individual Gas Meter, Community Mailbox, Private Sewer Co.
Features	Boat Ramp, Community Dock, Community Pool, Gated Entrance, Greenbelt, Guarded Entrance, Jogging Path/ Bike Path, Marina, Perimeter Fencing, Playground, Private Lake/Pond, Spa, Tennis
# of Garages	1
Garages	Detached
Has Pool	Yes
Pool	Heated, In Ground Gunite, Separate Spa/Hot Tub

### **Interior**

Interior Features	Bay Windows, Built-in Wine Cooler, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Sound System Wiring, Vaulted Ceilings, Window Coverings, Smart Home Features
Appliances	Built-in Icemaker, Built-in Microwave, Dishwasher, Disposal, Range/Oven-Gas, Refrigerator, Water Line to Refrigerator
Heating	Central Air-Elec, Central Heat-Gas, Propane
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Logs, Gas Starter, Stone, Wood Burning
# of Stories	1
Stories	1

### **Exterior**

Exterior Features	Grill, Covered Porch(es), Outdoor Fireplace/Pit, Patio Covered, Sprinkler System, Outdoor Living Center, Satellite Dish
Lot Description	Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision, Tank/Pond, Water/Lake View
Roof	Metal
Construction	Rock/ Stone, Stucco, Wood
Foundation	Slab

### **School Information**

District	Graford ISD
Elementary	Graford
Middle	Graford
High	Graford

### **Listing Details**

Listing Agent	Michael Avidon
Listing Office	Century 21 Mike Bowman, Inc.

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