

\$1,465,000 - 2113 Trail Ridge Road 1, Possum Kingdom Lake

MLS® #14633465

\$1,465,000

3 Bedroom, 3.00 Bathroom, 2,522 sqft
Residential on 0.53 Acres

Peninsula, Possum Kingdom Lake, TX

Gated entry to beautifully landscaped grounds. A canopy of oaks surround this cozy lakefront home. Main home features 2 bedrooms 2 baths as well as 2 living areas with walls of windows. New Cabana with loft, completed in 2020 sleeps 8 and offers a bright and airy feel, charming shiplap walls, stained wood flooring, full bath, coffee bar and private balcony space. This property offers abundant entertaining and outdoor living spaces. 55 graceful oak trees offer abundant shade. Tons of parking space. Privacy fenced. Huge boat dock w 2 slips and covered top deck. Fully functional rail system for boat storage and so much more. Buyer or buyers agent to verify square footages.



Essential Information

MLS® #	14633465
Price	\$1,465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,522
Acres	0.53
Type	Residential
Sub-Type	Single Family
Status	Active Option Contract

Community Information

Address 2113 Trail Ridge Road 1

Subdivision	Peninsula
City	Possum Kingdom Lake
County	Palo Pinto
State	TX
Zip Code	76449

Amenities

Utilities	All Weather Road, Co-op Water, Concrete, Outside City Limits, Septic
# of Garages	1
Garages	Circle Drive, Covered, Front, Open, Oversized, Porte-Cochere
Is Waterfront	Yes
Waterfront	Boat Dock w/Lift, Boat Dock w/Slip, Dock " Covered, Lake Front, Lake Front " Main Body, Retaining Wall " Other

Interior

Interior Features	Cable TV Available, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Window Coverings
Appliances	Built-in Microwave, Dishwasher, Disposal, Drop-In Range/Oven-Elec, Refrigerator
Heating	Central Air-Elec, Central Heat-Elec
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Other
# of Stories	2
Stories	2

Exterior

Exterior Features	Balcony, Guest Quarters, Gutters, RV/ Boat Parking, Storage Building, Covered Deck, Outdoor Living Center, Separate Entry Quarters
Lot Description	Heavily Treed, Landscaped, Undivided, Water/Lake View
Roof	Metal
Construction	Siding
Foundation	Pier & Beam

School Information

District	Graford ISD
Elementary	Graford
Middle	Graford
High	Graford

Listing Details

Listing Agent Valerie Klapper

Listing Office Coldwell Banker Realty

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