

\$1,649,000 - 1021 Pecan, Graford

MLS® #14679227

\$1,649,000

3 Bedroom, 3.10 Bathroom, 2,115 sqft
Residential on 0.99 Acres

Gainesbend Park Lake, Graford, TX

Gorgeous modern style home on jaw dropping cliff line inside of Gaines Bend. Enjoy breathtaking panoramic views of Possum Kingdom Lake and views back towards the coveted Hell's Gate! This property offers expansive outdoor entertaining space for all family and friends! Private boat dock included with this property as well! Gorgeous open concept, modern finish out. Two additional courtyard rooms ideal for privacy for guests. Large two car garage situated on the front of the property. Plenty of room to expand in this almost 1 acre lot!

Built in 2015

Essential Information

MLS® #	14679227
Price	\$1,649,000
Bedrooms	3
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	2,115
Acres	0.99
Year Built	2015
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Active Option Contract



Community Information

Address	1021 Pecan
Subdivision	Gainesbend Park Lake
City	Graford
County	Palo Pinto
State	TX
Zip Code	76449-4582

Amenities

Utilities	Asphalt, City Water, Co-op Water, Community Mailbox, Private Sewer Co.
Features	Boat Ramp, Gated Entrance, Community Dock, Marina
# of Garages	2
Garages	2-Car Double Door, Covered, Front, Garage, Garage Door Opener, Detached
Is Waterfront	Yes
Waterfront	Boat Dock w/Lift, Lake Front, Lake Front â€œ Main Body, Retaining Wall â€œ Other

Interior

Interior Features	Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Window Coverings
Appliances	Built-in Refrigerator/Freezer, Cooktop - Gas, Dishwasher, Double Oven, Oven - Electric, Refrigerator, Vent Mechanism
Heating	Central Air-Elec, Central Heat-Elec, Propane
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Starter, Stone, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior Features	Outdoor Fireplace/Pit, Outdoor Living Center, Patio Covered, Patio Open, Sprinkler System, Private Outdoor Space
Lot Description	Landscaped, Some Trees, Subdivision, Water/Lake View
Roof	Metal
Construction	Concrete, Fiber Cement, Stucco
Foundation	Slab

School Information

District	Palo Pinto ISD
Elementary	Palo Pinto
Middle	Palo Pinto
High	Mineral Wells

Listing Details

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

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