

1708 E Apache Trl / Granbury

*So much to offer – residence, vacation property, Airbnb
– riverside at the Brazos!*



(2) Car - 20' x 20' garage;
(2) carport;
Storage + sunroom/
entertainment area

3-bed/2-bath
1736 SF home
W covered porch
& covered RV
parking behind

Storage shed;
Outdoor patio &
gazebo;
Firepit;
Large fenced yard!

Waterfront stone
(party) patio; Boat
dock /slip;
Fantastic lake view
& access!

Reasons that you'll regret if you let this property pass...

Have you ever stayed at an AirBnB and wished you could make it your own home? Consider THIS fantastic move-in ready riverside retreat. This property could be used as a primary residence, vacation getaway, rental, or Airbnb - offering endless possibilities! Located on a large .415-acre landscaped corner lot, the curb appeal is undeniable. Step inside to find a modern, open floorplan with vaulted ceilings and LOTS of natural light via the large low-e dual pane windows & skylight. The home features fresh paint, brush-nickel fixtures, and luxury vinyl plank (LVP) flooring thru-out, with carpeting in the bedrooms. The kitchen has SS appliances, granite-look Formica countertops, subway tile backsplash, and breakfast bar. A butler's pantry offers additional storage and workspace, all in matching style. The primary bedroom is a tranquil haven with a ceiling fan, large windows, and a chic ensuite bath featuring granite-look Formica counters, modern fixtures, and a tiled shower enclosure. The second bathroom is equally stylish, with a step-in shower and beadboard accents. Relax in the spacious living room, centered around an elegant wood-burning fireplace with an electric insert. Other great features outside include a two-car garage, two-car carport, additional trailer parking area, plus sunroom at the back of the garage which offers stunning water views. The large, fenced yard is perfect for outdoor enjoyment, featuring a gazebo, firepit, and stone patio leading down to the boat dock/slip. Boating, fishing, swimming, entertainment, relaxation. Make this your own - don't miss the chance to experience riverside living! [Also, the property tax rate here is 1.2168% - wow!]

Virtual Tour, photos, & 3d walkthrough: <https://www.seetheproperty.com/470410>

Drone Video:

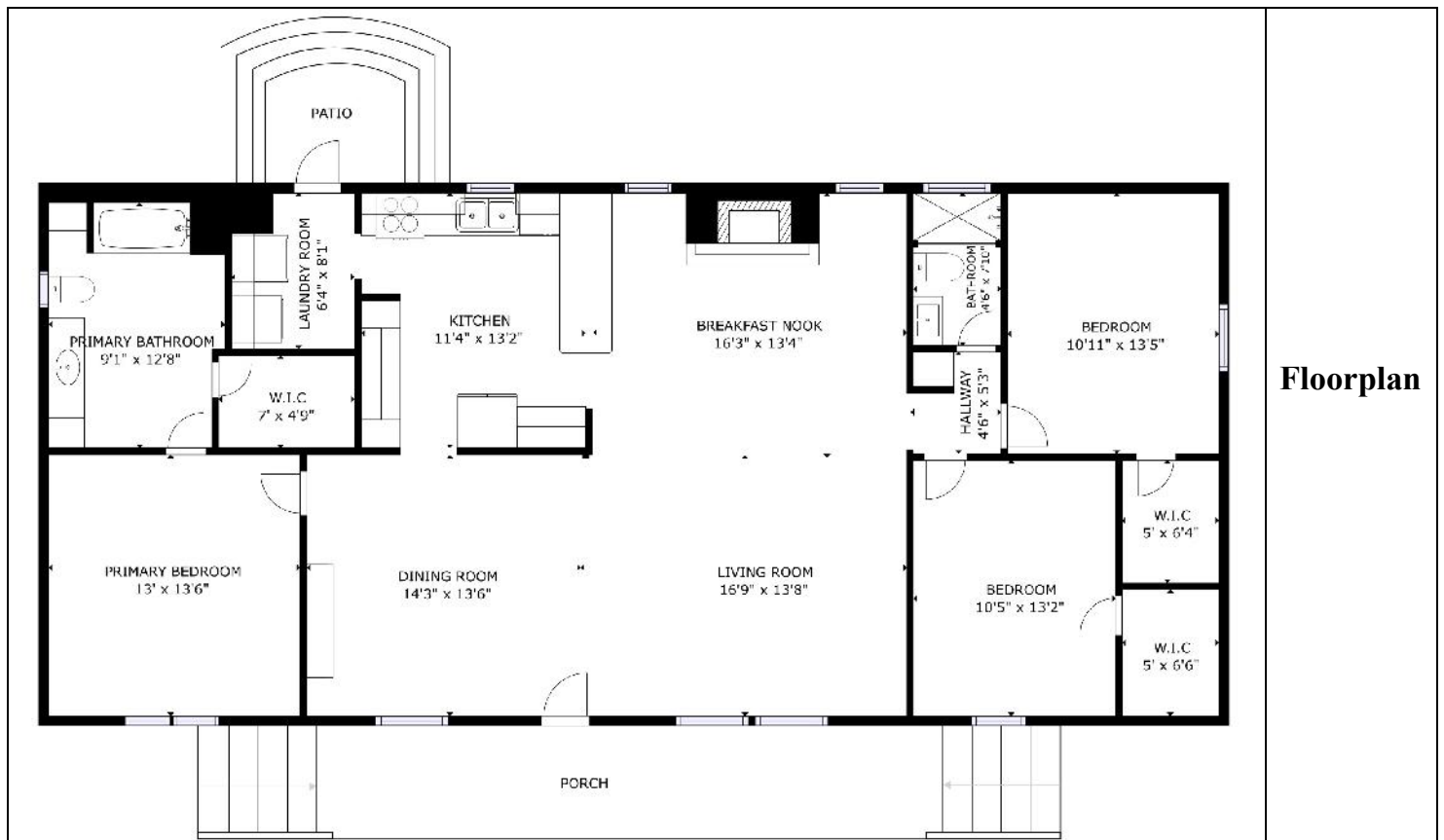
Feature & Floorplan:



SCAN ME

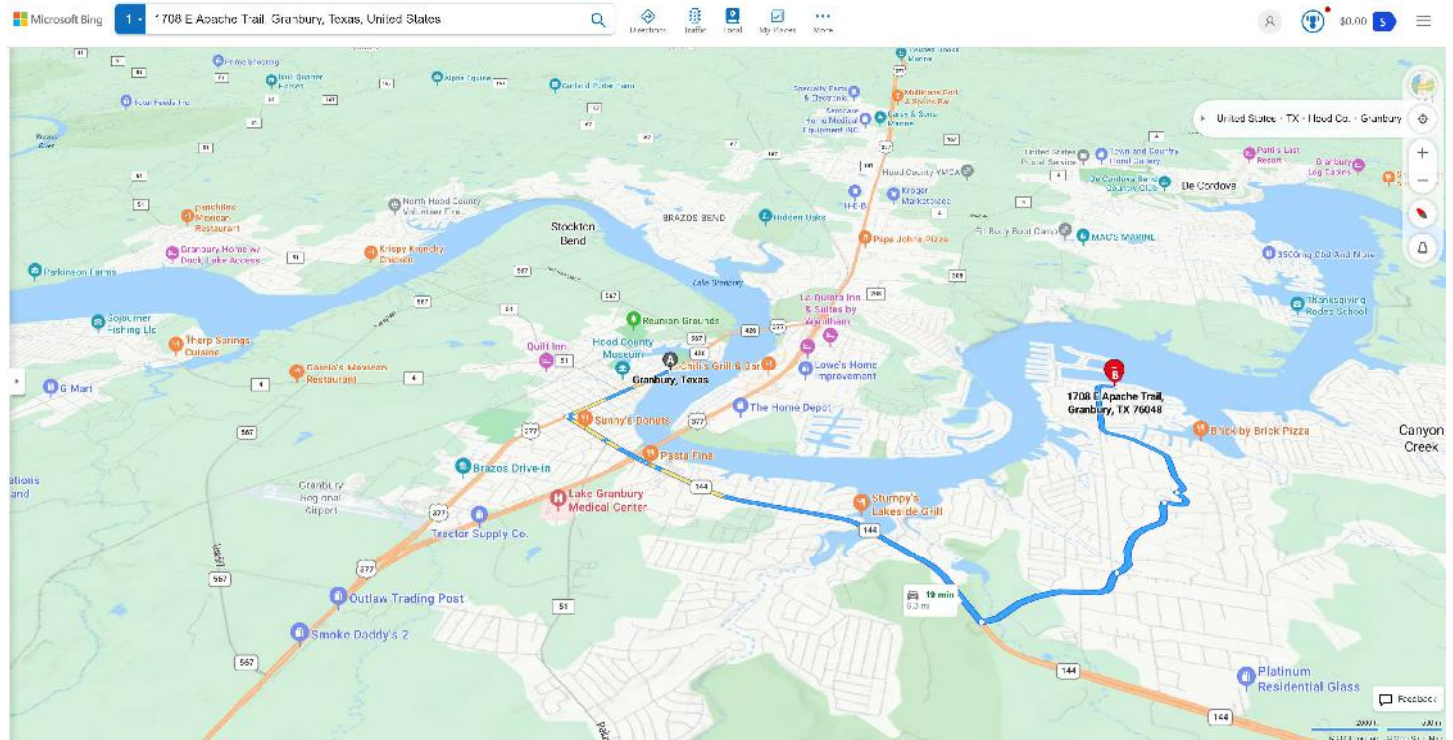
Notable Features:

- Amazing curb appeal on large (.415 AC), well-groomed, landscaped, corner lot; covered porch (25' x 8') + covered RV parking (40' x 17') behind!
- 30-yr/dimensional roof (2021); HVAC SEER/R410-A;
- Fresh paint and modern décor; brush-nickel fixtures
- Vaulted ceilings with ceiling fans thru-out; open floorplan
- Large low-e/dual pane/dual-hung windows (2022) thru-out with LOTS of natural lighting!
- Base molding + LVP flooring (2022) thru-out (w/carpet (2022) in bedrooms)!
- Kitchen - SS Appliances - refrigerator, stove/oven-range + venthood; dishwasher; microwave; garbage disposal
- Kitchen - Breakfast bar plus LOTS of cabinets together w/granite-look formica counters + subway tile backsplash!
- Kitchen - Butlers pantry w/granite-look formica counters + subway tile backsplash!
- Primary bedroom - has ensuite bath, ceiling fan, large windows, walk-in closet, and modern décor
- Primary bath - upgraded ensuite bath includes cabinets together w/granite-look formica counters; tile shower enclosure; & modern fixtures
- 2nd bathroom - upgraded; step-in shower; bead-board and stylish décor
- Living - Huge living room with elegant wood-burning fireplace (with electric insert)
- Exterior - (2) car garage (20' x 20') + (2) carport (20' x 20') + room for trailer parking
- Storage area & Sunroom (20' x 10') on backside portion of garage with fantastic view of water!
- Fully guttered; drainage improvement - \$6K pump system
- Large covered porch & huge covered RV parking at rear of home (w/ gate access thru fence)
- Large, fenced, grass yard with gazebo, firepit, and stone patio leading to the boat dock/slip. So many opportunities for relaxation, fun, or entertainment!



Floorplan

Location & Demographics:



1708 EAST APACHE TRAIL, GRANBURY, TX 76048

SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school and **2** charter schools within 5 miles.

- EE-5 STEAM ACADEMY AT MAMBRINO ASSIGNED **8 RATING**
- 6-8 GRANBURY MIDDLE SCHOOL ASSIGNED **5 RATING**
- 9-12 GRANBURY HIGH SCHOOL ASSIGNED **6 RATING**



ListReports DISCLAIMER: This information is based on third-party sources and its accuracy cannot be guaranteed.

1708 EAST APACHE TRAIL, GRANBURY, TX 76048

AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within 2 miles.



ListReports DISCLAIMER: This information is based on third-party sources and its accuracy cannot be guaranteed.

1708 EAST APACHE TRAIL, GRANBURY, TX 76048

OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

GOLF COURSE HARBOR LAKES GOLF CLUB **1.2 MILES**



ListReports DISCLAIMER: This information is based on third-party sources and its accuracy cannot be guaranteed.

1708 EAST APACHE TRAIL, GRANBURY, TX 76048

FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **23** moderately priced restaurants and has an **average** variety of cuisines.



ListReports DISCLAIMER: This information is based on third-party sources and its accuracy cannot be guaranteed.

Make an offer today!