

\$3,950,000 - 1904 W Emerald Bend Court, Granbury

MLS® #20877312

\$3,950,000

5 Bedroom, 5.10 Bathroom, 8,655 sqft

Residential on 1.10 Acres

Bentwater On Lake Granbury Sec One,
Granbury, TX

Discover unparalleled elegance in this 8,655 sqft of total living space on Lake Granbury! Boasting 5 beds, 5.1 baths, and a resort-style 80,000-gal saltwater pool, this home offers a swim-up bar, two waterfalls, a spa with a cascading waterfall, and a Paramount self-cleaning system.

Inside, no detail was overlooked! Enjoy all-new designer finishes, custom marble bathrooms, Savant whole-house entertainment, and a state-of-the-art 8-seat home theater with 8K TVs, premium surround sound, and a fully integrated smart system for the ultimate viewing experience.

For those who work from home, the executive office and private library with a fireplace provide a sophisticated retreat. The gourmet kitchen is equipped with top-tier appliances, custom cabinetry, a Miele coffee system, and high-end fixtures.

Step outside to the ultimate backyard oasis! A 2,100 sqft cabana features a full marble bath also plumbed to have a full indoor kitchen in the pool house, while the outdoor kitchen is a chef's dream with a wood pizza oven, 700-series Southern Pride smoker, BBQ grill, prep fridge, freezer, and stainless wash sink.

Water enthusiasts will love the designated boat dock at the community marina, and the



property is approved for a custom-built private dock right in front of the home!

This home is built for comfort and efficiency with a new Brava slate roof (100-year material warranty), new HVAC with a 10-year labor and equipment warranty, copper-infused gutters, and all-new electrical systems, including a 1,000-gallon propane tank with LP gas. Smart home features include Savant automation, LED lighting, ceiling speakers throughout, custom window treatments, smart garage doors, and a fully upgraded security system.

Additional highlights include expanded front and back walkways with elegant Terrazzo tile, new hardwood floors upstairs, custom shutters and drapes, a grand entry chandelier with remote cable controls, and ceiling fans in every room.

Built in 2007

Essential Information

MLS® #	20877312
Price	\$3,950,000
Bedrooms	5
Bathrooms	5.10
Full Baths	5
Half Baths	1
Square Footage	8,655
Acres	1.10
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial, Traditional
Status	Active

Community Information

Address	1904 W Emerald Bend Court
Subdivision	Bentwater On Lake Granbury Sec One

City	Granbury
County	Hood
State	TX
Zip Code	76049-5584

Amenities

Utilities	Aerobic Septic, Cable Available, City Water, Community Mailbox, Electricity Connected, Propane
Features	Boat Ramp, Club House, Community Dock, Fishing, Lake, Marina, Park, Pickle Ball Court, Playground, Racquet Ball, Tennis Court(s), Other
# of Garages	4
Garages	Additional Parking, Boat, Concrete, Covered, Driveway, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Side, Golf Cart Garage, Gravel, Inside Entrance, Lighted, Oversized, Parking Pad, RV Access/Parking
Is Waterfront	Yes
Waterfront	Lake Front, Retaining Wall " Concrete, Retaining Wall " Other
Has Pool	Yes
Pool	Cabana, Gunite, Heated, In Ground, Outdoor Pool, Pool Sweep, Pool/Spa Combo, Pump, Salt Water, Water Feature, Waterfall, Other

Interior

Interior Features	Built-in Features, Built-in Wine Cooler, Cable TV Available, Cathedral Ceiling(s), Cedar Closet(s), Central Vacuum, Chandelier, Decorative Lighting, Double Vanity, Dry Bar, Dumbwaiter, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Loft, Multiple Staircases, Natural Woodwork, Open Floorplan, Other, Pantry, Smart Home System, Sound System Wiring, Vaulted Ceiling(s), Wainscoting, Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Air Purifier, Home Theater, Negotiable, Other
Heating	Central, Fireplace(s), Propane
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Library, Living Room

Exterior

Exterior Features	Attached Grill, Awning(s), Barbecue, Built-in Barbecue, Covered Courtyard, Covered Porch(es), Fire Pit
Lot Description	Acreage, Cleared, Landscaped, Lrg. Backyard Grass, Sprinkler System, Water/Lake View, Waterfront
Roof	Slate

Construction	Brick, Rock/Stone
Foundation	Slab

School Information

District	Granbury ISD
Elementary	Oak Woods
Middle	Acton
High	Granbury

Listing Details

Listing Agent	Turner Cavender
Listing Office	Bray Real Estate Group- Dallas

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