

\$4,500,000 - 1003 Mesquite Ridge, Graford

MLS® #20985409

\$4,500,000

4 Bedroom, 3.10 Bathroom, 3,092 sqft

Residential on 1.02 Acres

Gaines Bend, Graford, TX

POSSUM KINGDOM LAKE! LOCATED IN GAINES BEND ON THE CLIFF LINE*THE ULTIMATE IN LAKE VIEWS*IMAGINE THE BEST VIEWS OF THE FAMOUS FOURTH OF JULY FIREWORKS FROM YOUR LAKESIDE PATIO*ONE ACRE LOT*NESTLED IN A LARGE GROVE OF TREES*PRIVACY ABOUND*GATED NEIGHBORHOOD*BOAT HOUSE WITH BOAT LIFT, 2 SKI LIFTS, UPPER LEVEL WITH TRAPEZE STYLE SWING, LEAP HANDLE FOR FUNS WAYS TO JUMP & DIVE OFF BOAT HOUSE*STURDY GANG PLANK-WALKWAY FROM BOAT HOUSE TO LAND*UMBRELLAS, TABLE, LOUNGING CHAIRS AND ALL ITEMS IN THE HOME AND YARD WILL CONVEY, CALL FOR ANY EXCLUSIONS*INFINITY POOL WITH BUBBLERS PROVIDE HOURS OF FUN AND ENTERTAINMENT-BUILT IN BASKETBALL NET IN POOL, PEBBLE TECH FINISH*LENAI PROVIDES PARTIAL SHADE FOR SEATING AREA BY THE POOL*TANNING LEDGE & BENCH SEATING IN POOL* A "LOOK OUT POINT" IS BELOW THE POOL LEVEL WITH PANORAMIC VIEWS OF THE LAKE AND A WALL OF STACKED STONE AS A BACKDROP*DON'T MISS THE LOVELY OUTDOOR LIVING AREA WITH COZY OUTDOOR FURNITURE, LOCATED TO THE LEFT OF THE FRONT STAIRWAY*PROFESSIONALLY LANDSCAPED WITH MANY DIFFERENT PLANT VARIETIES*LAWN IS IRRIGATED BY



THE LAKE*BASKETBALL COURT*METAL
ROOF ON THE HOME AND ALL
STRUCTURES*THE 2 STORY HOME HAS A
LOVELY KITCHEN, FAMILY ROOM,
PRIMARY ENSUITE, BREAKFAST NOOK &
BATH ON THE UPPER LEVEL*THE LOWER
LEVEL FEATURES A GAME ROOM, 3
BEDROOMS, A GUEST BATH AND A
KITCHENETTE*2 CAR DETACHED GARAGE
WITH WORK BENCH*DONâ€™T MISS THIS
OPPORTUNITY TO OWN THE BEST
LOCATION AT POSSUM KINGDOM
LAKE*SEE AMENITIES & FEATURES LIST,
360 TOUR AND FLOOR PLANS ON NTREIS
MEDIA*YOU MAY DISCOVER YOU
CANâ€™T LIVE WITHOUT IT!

Built in 1997

Essential Information

MLS® #	20985409
Price	\$4,500,000
Bedrooms	4
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	3,092
Acres	1.02
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1003 Mesquite Ridge
Subdivision	Gaines Bend
City	Graford
County	Palo Pinto
State	TX

Zip Code 76449-6026

Amenities

Utilities All Weather Road, Co-op Electric, Co-op Water, Community Mailbox, Private Sewer, Propane

Features Boat Ramp, Community Dock, Gated, Lake

of Garages 2

Garages Additional Parking, Concrete, Driveway, Enclosed, Garage, Garage Door Opener, Garage Faces Side, Oversized, RV Access/Parking, Workshop in Garage

Is Waterfront Yes

Waterfront Dock â€œ Covered, Lake Front, Lake Front â€œ Main Body, Retaining Wall â€œ Other

Has Pool Yes

Pool Cabana, Heated, In Ground, Infinity, Pool Sweep, Pool/Spa Combo, Private, Separate Spa/Hot Tub, Water Feature, Other

Interior

Interior Features Built-in Features, Cable TV Available, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Pantry, Walk-In Closet(s)

Appliances Generator

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, See Through Fireplace, Wood Burning

Exterior

Exterior Features Basketball Court, Boat Slip, Covered Porch(es), Dock, Fire Pit, Rain Gutters, Lighting, RV/Boat Parking

Lot Description Acreage, Few Trees, Interior Lot, Landscaped, Many Trees, Rugged, Sloped, Sprinkler System, Subdivision, Water/Lake View, Waterfront

Roof Metal

Construction Brick

Foundation Slab

School Information

District Palo Pinto ISD

Elementary Palo Pinto

Middle Palo Pinto

High Mineral Wells

Listing Details

Listing Agent	Sharon Hodnett
Listing Office	Keller Williams Realty

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