

CENTURY 21[®]

Judge Fite Company



1103 MALLARD WAY

GRANBURY, TX 76048



\$1,080,580



3,245 sqft



4 beds



4 baths

DESCRIPTION

Water's Edge perfection with 132 ft of water frontage on a quiet cul-de-sac lot. Beautifully maintained brick & stone home welcomes you with immediate, breathtaking water views showcased through a stunning wall of windows upon entry. A private office with built-ins & French doors, along with a formal dining room, both feature classic plantation shutters. Open-concept living area offers a gorgeous stone gas fireplace & custom built-in cabinetry housing the receiver for the whole-house surround sound system. Kitchen is thoughtfully designed with custom cabinetry, generous pantry, KitchenAid appliances, 5-burner gas cooktop, bar seating, & breakfast nook—ideal for both everyday living & entertaining. Convenient half bath completes the main living area. Primary suite is a true retreat, featuring patio access, sitting area, & luxurious ensuite with dual vanities, 18x18 tile, oversized walk-in closet, separate shower, & Whirlpool jetted tub. Additional highlights include Rinnai tankless water heaters, bedrooms 2 & 3 share a full bath with large closets, & a well-appointed laundry room with sink & full-size washer dryer space. Oversized two-car garage plus dedicated golf cart garage provide ample storage. Upstairs, enjoy a spacious bonus room with wet bar & built-in wine fridge, additional stunning water views, bedroom 4, & a full bath. Attic access, Foam encapsulation, 2 HVAC systems, expansive patios both upstairs & downstairs complete this exceptional waterfront home.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21176321
YEAR BUILT: 2010
COUNTY: Hood
TRACT OR SUBDIVIION: Waters Edge
LIST DATE: 02/13/2026

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800.451.8055

AREA:
SQUARE FEET: 3,245
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 1
ACRES: 0.08
LOT SIZE (SQFT): 3,568

INTERIOR FEATURES

FIREPLACE:

- Gas
- GasLog
- GasStarter

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- Microwave
- TanklessWaterHeater
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● Traditional ● Detached	PARKING: ● Garage ● GolfCartGarage	LOT DESCRIPTION: ● BackYard ● CulDeSac ● InteriorLot ● Lawn ● Landscaped ● Subdivision ● SprinklerSystem ● FewTrees ● Waterfront ● RetainingWall
ROOF TYPE: ● Composition	YARD/GROUNDS: ● Balcony ● Deck	SIDING: ● Brick ● Rock ● Stone
POOL TYPE: ● None	FOUNDATION: ● Slab	FENCING: ● WroughtIron

UTILITIES

HEATING/COOLING: ● Central ● Electric ● HeatPump	UTILITIES: ● NaturalGasAvailable ● SewerAvailable ● SeparateMeters ● UndergroundUtilities ● WaterAvailable ● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: ● WetBar ● BuiltInFeatures ● DecorativeDesignerLightingFixtures ● DoubleVanity ● GraniteCounters ● HighSpeedInternet ● KitchenIsland ● OpenFloorplan ● Pantry ● SmartHome ● CableTv ● WalkInClosets ● WiredForSound	SECURITY FEATURES: ● SmokeDetectors
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LISTED BY: Rebecca Van Buren 

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● Curbs

● Lake
BROKERED BY: Keller Williams Brazos West