



2151 LIPAN HIGHWAY

GRANBURY, TX 76048



\$2,100,000



4,321 sqft



3 beds



4 baths

DESCRIPTION

Tucked away on 21 pristine acres along a private stretch of Lake Granbury, this exceptional Texas Modern Farmhouse delivers the ultimate blend of luxury, land, and lifestyle. A long, tree-lined approach opens to a beautifully designed single-story residence with expansive porches, a standing seam metal roof, and timeless architectural appeal. Inside, the home is warm yet refined—featuring vaulted, wood-paneled ceilings, custom millwork, built-ins, and a stunning fireplace anchoring the main living space. The chef inspired kitchen is equally impressive with custom cabinetry, large double islands, high-end gas appliances, and an oversized butler's pantry with private craft room, designed for effortless entertaining. Coffered ceilings, rich hand scraped hardwood floors, and thoughtfully curated finishes elevate every room. The private primary suite offers a true retreat with serene views and direct outdoor access, while additional living spaces provide flexibility for guests, work, or recreation. Step outside and experience what sets this property apart, multiple outdoor living areas including a covered wrap around patio, pergola, screened-in porch, and a striking stone fireplace gathering space. Overlooking the water and mature trees, every angle invites you to slow down and stay awhile. The land itself is a rare find, rolling pasture, scattered hardwoods, and a peaceful private lake setting complete with dock access. Ideal for recreation, livestock, or simply enjoying wide-open Texas skies. A metal insulated shop with electric, and ample space for expansion add to the property's versatility. Whether you're seeking a full-time residence, weekend retreat, or legacy property, this is a one-of-a-kind opportunity to own a private piece of Texas with unmatched character and setting. Private lake frontage of this caliber is rarely available. A true legacy property offering unmatched privacy, natural beauty, and refined living, just minutes from town yet worlds away.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21211156

YEAR BUILT: 2016

COUNTY: Hood

TRACT OR SUBDIVIION: None

LIST DATE: 03/17/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,321

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 1

ACRES: 21.82

LOT SIZE (SQFT): 950,522

INTERIOR FEATURES

KITCHEN:

- ListAvailable

FIREPLACE:

- FamilyRoom
- GasLog
- GasStarter
- LivingRoom
- Propane
- Stone

FLOOR COVERINGS:

- Brick
- Combination
- CeramicTile
- Hardwood
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- Refrigerator
- WaterSoftener
- WineCooler

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Modern
- Ranch
- Detached
- Farmhouse

PARKING:

- CircularDriveway
- DoorMulti
- DirectAccess
- Driveway
- ElectricGate
- Enclosed
- Garage
- GarageDoorOpener
- Gated
- InsideEntrance
- KitchenLevel
- Lighted
- Open
- Outside
- Oversized
- Paved
- Private
- GarageFacesSide
- Storage
- Unpaved

LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- Cleared
- HardwoodTrees
- Lawn
- Landscaped
- Level
- NativePlants
- Pasture
- PondOnLot
- ManyTrees
- Sloped
- FewTrees
- Waterfront

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Dock
- FirePit
- Lighting
- OutdoorKitchen
- OutdoorLivingArea
- Playground
- PrivateEntrance
- PrivateYard
- RainGutters
- Storage

SIDING:

- BoardAndBattenSiding
- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- Fenced
- Gate
- Perimeter
- Wire

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces

UTILITIES:

- Propane
 - SepticAvailable
 - UndergroundUtilities
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- Chandelier
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- OpenFloorplan
- Pantry
- PanelingWainscoting
- CableTv
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SecurityGate
- SmokeDetectors
- SecurityLights

LISTED BY: Kate Hogan 

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BROKERED BY: Keller Williams Heritage West