Scenic Lake Lot Near Lake Granbury

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



Property Description

Scenic lot in Granbury, TX with elevation changes, lots of tree cover, and is a great place to build your forever home! Lot has paved road frontage, is close to the lake, and has a park area nearby. Canyon Creek is a gated development with a community dock, swimming pool, park area, and lots of perks. For additional information contact Paula Donaho at 254-485-3621.

Location

- 20 miles to Ft. Worth
- 1 ½ hours to DFW Airport
- Granbury ISD

Property Features

- .319 Acres Near Lake Granbury
- Gate Entrance with Great Home Sites
- Rolling Terrain & Lots of Tree Cover
- Community Features:
 - Gated Entrance with Full Use of Facilities
 - Dock & Boat Ramp
 - Swimming Pool
- HOA Dues: \$152 Semi-Annually

Utilities

- Aqua Texas Water
- Septic System Required

Driving Directions

Take US 377 & exit Hwy 144 (toward Granbury/Glen Rose) / Go 3.9 miles then turn left on Williamson Rd / Go 2.2 miles & turn left on to Charlya Dr. / Turn right onto Christine Dr. / Go .3 miles then turn left onto Waterfield Dr. - sign on left.

Paula Donaho pauladonaho@gmail.com 254-485-3621 150 N. Harbin Dr. Stephenville, TX 76401 PaulaDonaho.landsofamerica.com

More details at landsoftexas.com /listing/2925514



Property Address

5100 Waterfield Granbury, Texas 76045

Property Highlights

- Price: \$5,000.00
- Acres: 0.32
- County: Hood
- State: Texas
- Closest City: Granbury
- Property Type: Lake Property

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MLS#: 13282099	Active	5100 Waterfie	eld DR	Granbur	У	76048	LP:	\$5,000
ph/HUMP)		Category: Area: Subdv: County: Parcel ID: Lot: 309	Lots & Acreage 73/8 Canyon Creek Hood R000003068 Block:	Legal:	VIpmnt:	LND-Residential		
	in the second	Multi Prcl:	No	MUD E	Dst:No	Un	exempt Taxes	5:\$34
		<pre># of Lots: Road Frontage:</pre>	1 75		old Sep: o Road:		Lots SId Pko Road Asmt:	
		Land SqFt: Acres: HOA:	13,916 / 0.319 Mandatory	Lot Di HOA E		91x212x75x161 \$152 / Semi-Ann		No
Q.		Crop Retire Pro Land Leased: AG Exemption:	5	# Wel	ds: ck Tanks:	Cu Botto	Pasture Acres Itivated Acres om Land Acres rrigated Acres	5: 5:
School Dist: Elementary School: Primary School:	Granbury ISD Mambrino Middle School: Granbury High School: Granbury Intermediate School: Brawner Junior High School:							
ot Description: ot Size/Acreage: Present Use: Proposed Use: Zoning Info:	Interior Lot, Some Trees, Subdivision Less Than .5 Acre (not Zero) Residential Single Residential Single Residential			ns: :s: ts: ence Buildings:	Deed Electric Aerial Photo None			
Development: Street/Utilities:	Plat Approved, Streets Installed Asphalt, Co-op Water			rmation: Features:	es: Boat Ramp, Community Dock, Community Pool, Gat Entrance, Guarded Entrance, Perimeter Fencing			
Other Utilities: Topography: Road Frontage Desc:	Septic System Required Rolling			ides: eous: otes:	Full Use of Facilities Aerial Photo, Deed Restrictions			
Crops/Grasses: Soil: 	Native Unknown			Financing: n:	Closing/Funding			
Property Description:	Scenic with elevatior lake, with park area perks.							
Public Driving Directions:	US377 to Hwy 144 3.9 mi to Left on Williams Rd. 2.2 miles turn left on to Charlya Dr. turn R on to Christine Dr3 mi to Waterfield Dr. sign on left.							
ist Office Name:	Dickerson Real Estate		List Agen	Namo	PAULA DC	ΝΑΗΟ		

Customer Full - Lots & Acreage

Prepared By: DAVE DICKERSON / Dickerson Real Estate

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Search Criteria Property Type is 'Lots & Acreage' Status is one of 'Active', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Property Sub Type is 'LND-Residential' County is 'Hood' City is 'Granbury' Selected 1 of 316 results.



