



RESIDENTIAL

# GORGEIOUS HOME NESTLED ON 5.02 ACRES

3022 Canyon Wren Loop - Graford, TX



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

WilliamTrew<sup>☆</sup>  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

## DESCRIPTION

Gorgeous 3 bedroom, 2.5 bath home on 5 acres, nestled in The Hills of Possum Kingdom. Gracious entry through the double front doors leads into the impeccably decorated living area, adjacent to kitchen. Open concept, vaulted & beamed ceiling, with extra large windows allowing natural light to flow through the home. Step out to the spacious outdoor living area with fireplace to enjoy the sunset & scenic views. 30x40 spray foam insulated shop has 12' eave ht and 16' roll up door. Enjoy all the amenities that this lake community has to offer. Gated community allows access to club house with fitness center and pool. Neighborhood boat storage, dock and ramp near by. Come enjoy all the wonderful things PK has to offer!

## LOCATION

CITY	Graford
County	Palo Pinto
Schools	Graford ISD
Sale Type	Residential

## OFFER SUMMARY

List Price	\$550,000
Lot Size	5.02 acres
Utilities	Private Water, Septic

## HIGHLIGHTS

- 2,626 SF GORGEOUS HOME
- 5.02 ACRES
- 30X40 INSULATED SHOP
- GATED COMMUNITY
- SPACIOUS OUTDOOR LIVING AREA
- COMMUNITY POOL

## LISTING PRESENTED BY:



**STEPHEN REICH**  
**817-597-8884**  
stephen.reich@williamstrew.com



**DENNY RALLS**  
**817-965-3464**  
denny.ralls@williamstrew.com



**PARKER COUNTY OFFICE**  
400 Shops Boulevard, Ste. 200  
Willow Park, TX 76087

**FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND**



# PROPERTY PHOTOS



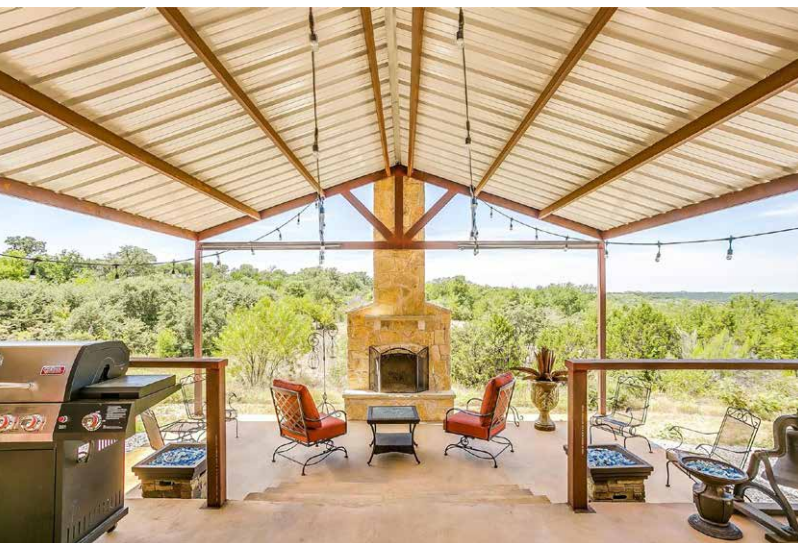
STEPHEN REICH – 817.597.8884  
DENNY RALLS – 817.965.3464



WilliamsTrew  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.



# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884  
DENNY RALLS – 817.965.3464



WilliamsTrew   
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.