



For Sale on Market

**\$374,900**

Call 7138840322 Today!

## 1306 E APACHE TRL, GRANBURY, TX 76048

3 BEDS, 2 FULL BATH(S)

**\*\*Motivated Seller!\*\*** Ready for your boots to grow roots in this house! Located in the Indian Harbor subdivision, this house was constructed in 2021 with 1,886 square feet of livable space and a large backyard. Walk in the front door to an open floorplan featuring a Texas-limestone, woodburning fireplace. The real show stopper is the large granite island that seats four barstools perfect for quick bites and entertaining. Kitchen features painted cabinets, coffee bar area, walk-in pantry, and tile backsplash. Master suite is off the living room featuring large windows and stylish bathroom with custom wallpaper, separate tub and shower, unique lighting and mirrors, and closet space. Additional bedrooms in front of home with closets and guest bathroom. Utility room right off garage entry. Garage has new shelving installed and coated floors. Large backyard is ready to be customized - plenty of space to install shed, garden area, or playground. Subdivision has many amenities including a rated volunteer fire-department, community pool, and club house. Neighborhood also has its own private marina with boat slips and great place to drop a fishing line. No city taxes - located minutes outside the Granbury city limits. This house has unique, stylish features all throughout - come see how you can customize to make this house your home!

### GENERAL DESCRIPTION

- Subdivision:** Indian Harbor Ph 13
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2021
- Building Sqft:** 1,886 /
- Lotsize:** 21,344 / OTHER
- Maintenance Fee:** \$200 / Annually
- MLS# / Area:** NTREIS-21180215



Presented By  
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