

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1163 WILLOW ROAD

GRAFORD, TX 76449



\$1,795,000



2,839 sqft



4 beds



4 baths

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## DESCRIPTION

Stunning Waterfront Home-Dock Permitted. No HOA! FULLY FURNISHED! Area dredged to lakebed for private dock! Welcome to your dream lakefront escape! This home offers the ultimate in modern comfort and recreational living, set right on the water! Perfect for boating, fishing, and soaking up those lakeside sunsets. Step inside to bright and airy open-concept floor plan, designed for effortless living and entertaining. Whether hosting friends or enjoying a quiet evening in, you'll love the seamless flow and expansive water views. In ceiling patio heaters, outdoor kitchen with built in grill, and solar shades that close off the entire patio are just a few upgrades in this amazing home. The property also includes a large shop-ideal for storing toys, tools, or transforming into a workshop or hobby space. You do not want to miss this one! In ground irrigation permitted for lake water usage.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21179472

**YEAR BUILT:** 2023

**COUNTY:** Palo Pinto

**TRACT OR SUBDIVIION:** Pk Lake

**LIST DATE:** 02/14/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,839

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 1.13

**LOT SIZE (SQFT):** 49,005

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- LivingRoom
- Propane

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater

### WINDOWS:

- BayWindows
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Driveway
- Garage
- Gravel
- Oversized

### LOT DESCRIPTION:

- BackYard
- Cleared
- Lawn
- Waterfront

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- FirePit
- GasGrill
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- Propane
  - OverheadUtilities
  - SewerAvailable
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
  - BuiltInFeatures
  - Chandelier
  - DecorativeDesignerLightingFixtures
  - DoubleVanity
  - EatInKitchen
  - HighSpeedInternet
  - InLawFloorplan
  - OpenFloorplan
  - SmartHome
  - WalkInClosets
  - WiredForSound
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**LISTED BY:** Michael Avidon 

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**BROKERED BY:** Century 21 Mike Bowman, Inc.