

CENTURY 21[®]

Judge Fite Company



1079 MOUNTAIN BLUEBIRD COURT

GRAFORD, TX 76449



\$850,000



3,327 sqft



3 beds



3 baths

DESCRIPTION

Built for buyers who value systems over finishes, this 3,000+ sq ft, one-story custom home, with a fully outfitted insulated shop sits on over 5 partially wooded acres with a dry creek and daily wildlife. The front three acres are fully fenced with 5-foot fencing and hog wire buried one foot deep, designed to block feral hogs while allowing deer and turkey movement. A solar-powered automatic gate controls access. Built in 2022, the property was designed for long-term performance, resilience, and control. Construction includes an engineered slab with oversized beams and additional rebar, closed-cell foam insulation, and a hail-resistant metal roof. The home is fully wheelchair accessible and consists of a concealed FEMA-rated safe room. Mechanical systems feature Trane HVAC with heat pump and gas backup, ERV fresh-air exchange, whole-home dehumidifier, instant hot water loop, carbon water filtration, insulated PEX plumbing, LED lighting, and a Generac whole-house backup generator supported by a buried 1,000-gallon propane tank. The open floor plan includes an eat-in kitchen & living room anchored by a large stone gas fireplace. The kitchen features a gas range with hood, refrigerator, dishwasher, wall oven, microwave, and an ice maker. The laundry room includes a washer, dryer, and a full-size refrigerator. A bonus family room offers flexible use as a sunroom, game room, workout room, playroom, or craft room, complete with cabinetry and a sink. An oversized epoxy-coated 3-car garage includes an additional 500 sq ft of built-in storage cabinets. The covered back patio has a built-in gas grill and a sink. A 1,900 sq ft insulated, plumbed, and fully wired shop with an automatic RV-height door, front and rear overhead doors, water, internet, and hookups functions as a true secondary asset. This property is in The Hills Above Possum Kingdom with a community pool, dock, boat launch and boat storage. If you understand replacement cost & infrastructure it makes sense.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21141959

YEAR BUILT: 2022

COUNTY: Palo Pinto

TRACT OR SUBDIVIION: Hills Above Possum Kingdom Lake

LIST DATE: 01/01/2026

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800.451.8055

AREA:

SQUARE FEET: 3,327

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 5.18

LOT SIZE (SQFT): 225,640

INTERIOR FEATURES

KITCHEN:

- Dehumidifier
- FuelTanks
- Generator
- Other

FIREPLACE:

- GasLog
- LivingRoom
- Masonry
- Propane
- RaisedHearth

FLOOR COVERINGS:

- Carpet
- CeramicTile
- SeeRemarks

APPLIANCES:

- Dryer
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- Washer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES


STYLE: <ul style="list-style-type: none">● Ranch● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● EpoxyFlooring● Garage● GarageDoorOpener● Gated● RvGarage● GarageFacesSide● Secured● SeeRemarks● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● InteriorLot● IrregularLot
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● GasGrill● OutdoorKitchen● PrivateEntrance● PrivateYard● RvHookup	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None● Community	FOUNDATION: <ul style="list-style-type: none">● Combination	FENCING: <ul style="list-style-type: none">● Fenced● HighFence● Pipe● Wire

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Fireplaces● HeatPump● NaturalGas	UTILITIES: <ul style="list-style-type: none">● SepticAvailable● UndergroundUtilities● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DoubleVanity● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● CarbonMonoxideDetectors● SecurityGate● GatedCommunity● SmokeDetectors
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COMMUNITY: <ul style="list-style-type: none">● BoatFacilities● Clubhouse● Dock● FitnessCenter● Fishing	LISTED BY: Judy Smith 
PHONE: 940.264.2500	
BROKERED BY: RE/MAX Elite Group	
<ul style="list-style-type: none">● CommunityMailbox● Gated● Lake	