



1203 MCGINNIS POINT
GRAFORD, TX 76449



\$795,000



1,504 sqft



4 beds



2 baths

DESCRIPTION

This is the kind of lakefront families talk about for years. Tucked inside a calm no-wake cove and surrounded by water on both sides, this rare double-waterfront retreat is designed for pure enjoyment. Mornings begin slowly here. Coffee in hand while the lake mirrors the sky, kids already barefoot in the sand. The private sandy beach becomes headquarters for paddleboard launches, cannonballs, sunbathing, and long, unhurried afternoons along the shoreline. The swim dock turns into evening central. Lines drop into the water for nighttime fishing, laughter carries easily across the quiet cove, and the calm water makes swimming, floating, and learning to boat feel safe and easy. This is lake life without the chaos. Peaceful, protected, and truly usable. Inside, lake views greet you from both the primary suite and guest spaces, so the water is the first thing you see each morning. The detached guest house, with two bedrooms joined by a Jack and Jill bath, creates a private retreat for visiting family and friends, giving everyone their own space while keeping the gathering close. After long days on the water, use the outdoor showers to rinse off sunscreen and sand before dinner on the patio.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21188448

YEAR BUILT: 1980

COUNTY: Palo Pinto

TRACT OR SUBDIVIION: North End

LIST DATE: 03/02/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,504

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 0

ACRES: 0.4

LOT SIZE (SQFT): 17,511

INTERIOR FEATURES

APPLIANCES:

- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- Covered
- Garage

LOT DESCRIPTION:

- FewTrees
- Waterfront
- RetainingWall

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Dock
- OutdoorShower

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen

SECURITY FEATURES:

- Wireless
-

LISTED BY: Merit Holstein 

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BROKERED BY: Possum Kingdom Real Estate