

6300 Blackfoot Trail, Granbury, Texas 76049

MLS#: 20063725 **N Active**
Property Type: Residential

6300 Blackfoot Trail Granbury, TX 76049
SubType: Single Family

LP: \$650,000
OLP: \$650,000

Recent: **05/20/2022 : NEW**



Also For Lease: N
Subdivision: Decordova Bend Estates
County: Hood
Country: United States
Parcel ID: [R000010021](#)
Lot: 2 **Block:** 6
Legal: Lot: 2, Blk: 6, Subd: DECORDOVA BEND EST PH 1
Spcl Tax Auth: No

Lst \$/SqFt: \$235.25

Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** Yes

Beds: 4 **Tot Bth:** 3 **Liv Area:** 1
Fireplc: 1 **Full Bath:** 3 **Din Area:** 1 **Pool:** No
Half Bath: 0 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 2,763/Builder
Appraiser:
Yr Built: 2022/New Construction - Incomplete
Lot Dimen:
Subdivide?: No
HOA: Mandatory
HOA Dues: \$167/Monthly

Hdcp Am: No
Horses?:
Attached: Yes
Acres: 0.347
HOA Co: Decordova Bend Estates
Phone: 8173262381

Garage: Yes/3
Attch Gar: Yes
Carport: 0
Cov Prk: 3
Gar Size:

School Information

School Dist: Granbury ISD
Elementary: Acton **Middle:** Acton **High:** Granbury

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Master Bedrm	17 x 17		Living Room	22 x 22	Fireplace

General Information

Housing Type: Single Detached	Fireplace Type: Gas, Gas Logs, Living Room, Raised Hearth, Stone
Style of House: Traditional	Flooring: Carpet, Ceramic Tile, Other
Lot Size/Acres: Less Than .5 Acre (not Zero)	Levels: 1
Heating: Electric	Cooling: Central Air, Electric
Roof: Composition, Other	Accessible Ft:
Construction: Brick, Concrete, Frame, Rock/Stone, Other	Patio/Porch: Covered, Rear Porch
Crops/Grasses:	Vegetation: Cleared
Foundation: Slab	Special Notes: Survey Available
Basement: No	Listing Terms: Cash, Conventional
Possession: Closing/Funding, Upon Completion	

Features

Appliances: Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Oven-Convection, Plumbed For Gas in Kitchen, Tankless Water Heater
Laundry Feat: In Utility Room
Interior Feat: Cable TV Available, Cathedral Ceiling(s), Decorative Lighting, Double Vanity, Kitchen Island, Natural Woodwork, Vaulted Ceiling(s), Other
Exterior Feat: Covered Patio/Porch, Rain Gutters
Park/Garage: Concrete, Garage Faces Front
Street/Utilities: Asphalt, Co-op Electric, MUD Sewer, MUD Water, Propane
Lot Description: Corner Lot, Other
Common Feat: Boat Ramp, Club House, Community Pool
HOA Includes: Full Use of Facilities, Maintenance Grounds, Management Fees, Security
Restrictions: Architectural, Building, Deed, Easement(s), Other
Showing: Call Listing Agent, Text Listing Agent, Under Construction, No Lock Box

Remarks

Property Description: Not many new construction homes come up in Decordova. No stone left unturned on this gorgeous Fortress built home. Come through the double front doors and notice the vaulted open concept in the Living, Dining and Kitchen. Floor to ceiling Austin Stone Fireplace. Huge 16' Glass Sliding Patio door which leads to the back porch. Vaulted Game Room and Master Bedroom with Huge windows give it plenty of natural light. 2x6 Walls, fully encapsulated foam insulation, 2 on demand gas water heaters, Gas fireplace, Tons of cabinets with bar prep and extra sink in the Kitchen looking out to the backyard. Room for a pool! You don't want to miss this one. Builder offers 1-2-10 Warranty. Come see what makes Fortress a premier home builder in Granbury.

Public Driving Directions: Corner of Thunderbird and Blackfoot Trail just inside main gate.

Private Rmks: Home is currently under construction so please schedule a showing with builder agent. Please verify all HOA transfer fees. DCBE Initiation Fee \$6500 and Admin Fee is \$3500.

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:	
Pmt Type:	Lender:	Orig Date:	2nd Mortg: No

Agent/Office Information

SUB: 3 - %	CDOM: 3	DOM: 3	LD: 05/20/2022	XD: 11/30/2022
BAC: 3 - %	VAR: No			

List Type: Exclusive Right To Sell

List Off: [Granbury Realty, LLC \(GR100GB\) 817-219-2220](#)
LO Addr: 201 Pearl St, suite C206 Granbury, Texas 76048
List Agt: [Brandon McGraw \(0546474\) 817-559-7145](#)
LA Email: brandon@granburyrealty.com

LO Fax:
LO Email: tom@granburyrealty.com
LA Cell: 817-559-7145
LA Othr:
LO Sprvs: Lisamarie Sheck (0613653) 817-219-2220

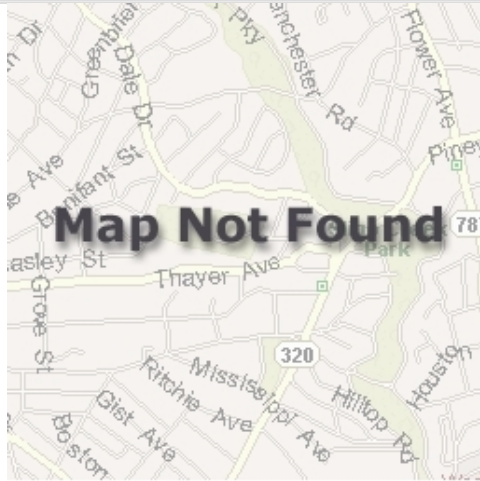
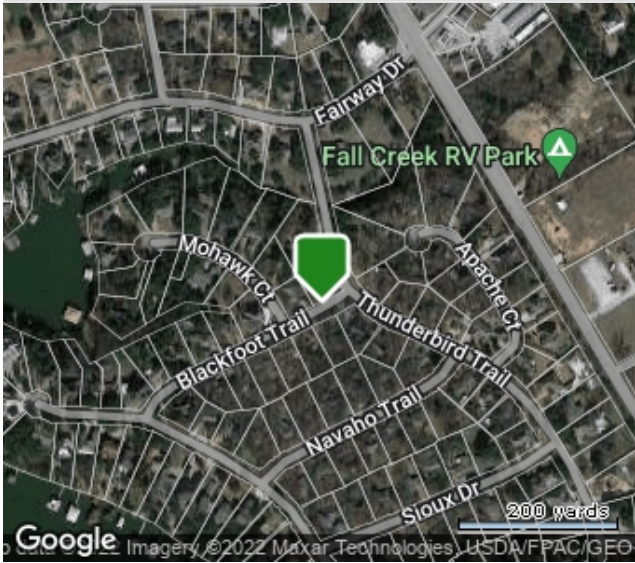
LA Website:

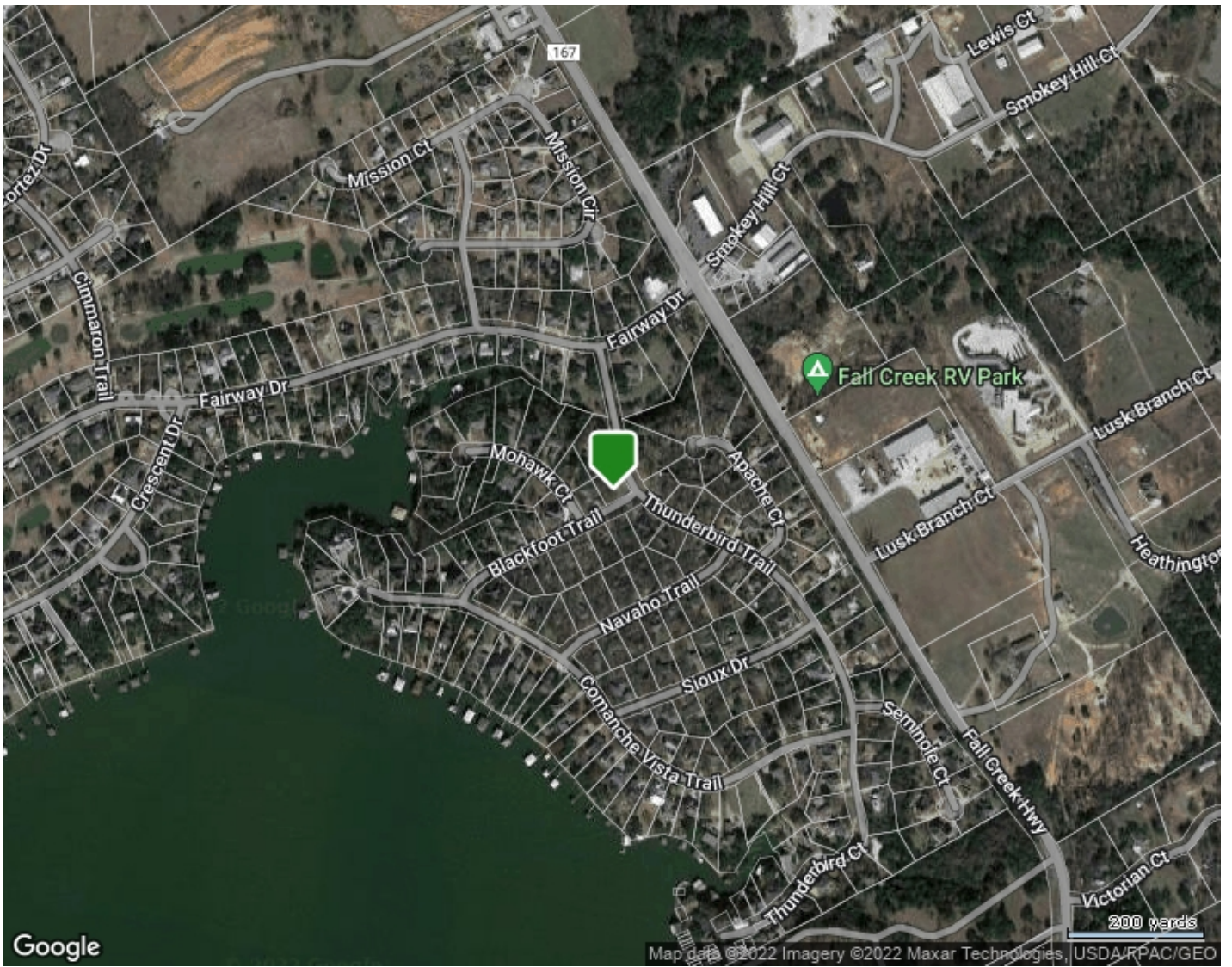
Off Web: www.granburyrealty.com

Showing Information

Call: Builder	Appt: 8175597145	Owner Name: Fortress Homes
Keybox #: 00000	Keybox Type: None	Seller Type: Builder
Show Instr: Please call with a 1 hour notice so I can see where we are at with the construction taking place and make sure it is safe to access property. Thank you		
Occupancy: Vacant	Open House:	
Consent for Visitors to Record: Audio, Video		

Prepared By: Brandon McGraw Granbury Realty, LLC on 05/23/2022 13:32





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