6112 Browning Court, Granbury, Texas 76049

MLS#: 21007614 **N** Active
Property Type: Residential

6112 Browning Court Granbury, TX 76049-1305
SubType: Single Family

LP: $1,250,000
OLP: $1,250,000

Recent: **08/07/2025 : NEW**

Also For Lease: N
Subdivision: Pecan Plantation
County: Hood
Country: United States
Parcel ID: R000104005
Lot: 3372 **Block:**
Legal: ACRES: 0.433 LOT: 3372 SUBD: ORCHARD 12A
Unexmpt Tx: $10,162
Spcl Tax Auth: No

Lst $/SqFt: $357.96
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** Yes
PID: No

Beds: 4 **Tot Bth:** 4 **Liv Area:** 2
Fireplc: 1 **Full Bath:** 4 **Din Area:** 2 **Pool:** Yes
Half Bath: 0 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 3,492/Plans
Appraisr:
Yr Built: 2019/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
HOA Dues: $205/Monthly
HOA Mgmt Email: sarahlord@ppoaweb.com
Access Unit: Yes

Hdcp Am: No
Horses?:
Prop Attached: No
Acres: 0.433
HOA Co: PPOA
Phone: 817-573-2641
HOA Website: www.ppoaweb.com
AccUnit SF: 330

Garage: Yes/4
Attch Gar: Yes
 # Carport: 0
Cov Prk: 4
Gar Size: 25x35
Unit Type: Pool House

School Information

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

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	18 x 20 / 1		**Kitchen**	13 x 10 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Walk-in Pantry, Water Line to Refrigerator
Dining Room	14 x 11 / 1		**Breakfast Rm**	13 x 11 / 1	
Laundry	13 x 9 / 1	Built-in Cabinets, Granite/Granite Type Countertop, Room for Freezer, Sink in Utility	**Bedroom-Primary**	16 x 14 / 1	Dual Sinks, Ensuite Bath, Separate Shower, Walk-in Closet(s)
Bedroom	11 x 14 / 1	Split Bedrooms, Walk-in Closet(s)	**Bedroom**	11 x 14 / 1	Ensuite Bath, Split Bedrooms, Walk-in Closet(s)
Bonus Room	17 x 14 / 2		**Bedroom**	16 x 10 / 2	

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: Less Than .5 Acre (not Zero)
Soil:
Heating: Central, Electric, Fireplace(s)
Roof: Composition, Metal
Windows: Shutters, Window Coverings
Construction: Brick, Rock/Stone
Foundation: Slab
Basement: No
Possession: Closing/Funding, Negotiable, Subject to Lease

Fireplace Type: Gas Logs, Living Room, Propane, Stone
Flooring: Carpet, Tile, Wood
Levels: 1.5
Type of Fence: Wrought Iron
Cooling: Ceiling Fan(s), Central Air, Electric
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Covered, Front Porch, Patio, Rear Porch, Screened, Other
Special Notes:
Listing Terms: Cash, Conventional

Features

Appliances: Dishwasher, Disposal, Microwave

Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Dryer Hookup, Washer Hookup
Interior Feat: Cable TV Available, Decorative Lighting, Double Vanity, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Feat: Covered Patio/Porch, Rain Gutters, Outdoor Living Center
Park/Garage: Concrete, Garage, Garage Door Opener, Garage Double Door, Garage Faces Side, Garage Single Door, Golf Cart Garage
Pool Features: Gunite, Heated, In Ground, Pool Cover, Pool Sweep, Separate Spa/Hot Tub
Street/Utilities: Cable Available, Co-op Electric, MUD Sewer, MUD Water, Outside City Limits, Propane, Underground Utilities
Lot Description: Cul-De-Sac, Irregular Lot, Landscaped, Sprinkler System, Subdivision, Water/Lake View, Waterfront
Common Feat: Airport/Runway, Boat Ramp, Campground, Club House, Community Pool, Fishing, Gated, Golf, Guarded Entrance, Horse Facilities, Jogging Path/Bike Path, Lake, Marina, Park, Pickle Ball Court, Playground, Pool, Restaurant, Stable(s), Tennis Court(s), Other
HOA Includes: Full Use of Facilities, Trash
Other Structures: Garage(s), Outdoor Kitchen, Pool House, Second Garage
Waterfront: Lake Front **Plat Wtrfn Bnd:**
Other Equipment:

Remarks

Property Description: Spectacular custom home nestled on a quiet cul-de-sac with beautiful water views in the desirable Pecan Plantation golf community! This exceptional property offers the perfect blend of luxury and functionality, featuring a heated in-ground gunite pool with fountains, electronic cover, an attached hot tub, plus an approx. 330 sq ft pool house with its own tankless water heater and an 11x15 golf cart garage. Enjoy year-round outdoor living with a screened porch and extended patio space. Inside, the gourmet kitchen is equipped with gorgeous granite, built-in refrigerator & freezer, double ovens and a premium Thermador gas cooktop, ideal for entertaining. Rich hand-scraped wood floors, plantation shutters, and thoughtful design details elevate the interior. The second floor includes a flexible bonus room and a bunk room, offering space for guests, hobbies, or work. The spacious 3-car garage includes walk-up access to a large, floored attic for additional storage. Energy-efficient features include spray foam insulation and two tankless water heaters in the main house. Enjoy all the amenities of Pecan Plantation—golf, tennis, pickleball, parks, equestrian center, airport, clubhouse, and more. This one-of-a-kind home offers an unmatched lifestyle for the entire family!
Public Driving Directions: Hwy 377 to south on Hwy 167. Follow 167 to Pecan Plantation. Must show credentials at guard station for entry.
Private Rmks: Buyer and buyers agent to verify all information including schools, square footage, measurements, taxes, HOA, etc. Buyer is responsible for a one-time PPOA transfer & initiation fee of $5,495.97 due and payable at closing. Park Place has an additional annual fee of $300.

Financial Information

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

Agent/Office Information

CDOM: 0 **DOM:** 0 **LD:** 08/07/2025 **XD:** 02/06/2026

List Type: Exclusive Right To Sell

List Off: **Winston Properties, LLC (WINP00GB) 817-579-5555** **LO Fax:** 817-579-5477 **Brk Lic:** 9000536
LO Addr: **115 W. Pearl St., Suite 108 Granbury, Texas 76048** **LO Email:** ann@winstonproperties.net
List Agt: **Laura Life (0564760) 817-964-0800** **LA Cell:** 817-964-0800 **LA Fax:**
LA Email: laura@lauralife.com **LA Othr:** **LA/LA2 Texting:**
LA Website: www.lauralife.com **LO Sprvs:** **Ann Winston (0463900) 817-579-5555**
Off Web: www.winstonproperties.net

Showing Information

Call: Showing Service **Appt:** (817) 858-0055 **Owner Name:** Randy and Shelley Samsel
Keybox #: 33226852 **Keybox Type:** Blue BT LE **Seller Type:** Standard/Individual
Show Instr: Call Showing Time for confirmed appointment.
Show Srvc: ShowingTime
Occupancy: Owner **Open House:**
Showing: Appointment Only

Prepared By: Laura Life Winston Properties, LLC on 08/07/2025 11:21

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