



**Don't wait to buy real estate,
buy real estate and wait.**



Lakefront Luxury Retreat

Set on nearly 45 private acres in the gated Split Rail Ranch community, this custom 2007 lakefront home offers expansive water views, a single-level layout, and a blend of indoor and outdoor amenities suited for full-time living or weekend getaways.

325 Split Rail Drive	Possum Kingdom Lake
Sale Price	\$3,950,000
Total SqFt Living	4,845
Total Acreage	44.27
Bedrooms	4
Bathrooms	4.5
Year Built	2007
Attached Garage	3 Car / Oversized



325 Split Rail Drive | Graford, TX 76449





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Exterior Features

- Private Pool: In Ground Gunite, Infinity Edge
- Boat Dock with Lift + Slip
- Covered porches
- Lighting system
- Outdoor living center with fireplace
- Separate entry quarters
- Attached grill
- Fencing: automatic gate





Interior Features



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4,845 SqFt Lake House

13 total rooms including 4 bed - 4.5 bath

Decorative Lighting

Flooring: Slate, Stone, Hardwood

Plantation Shutters

Vaulted Ceilings

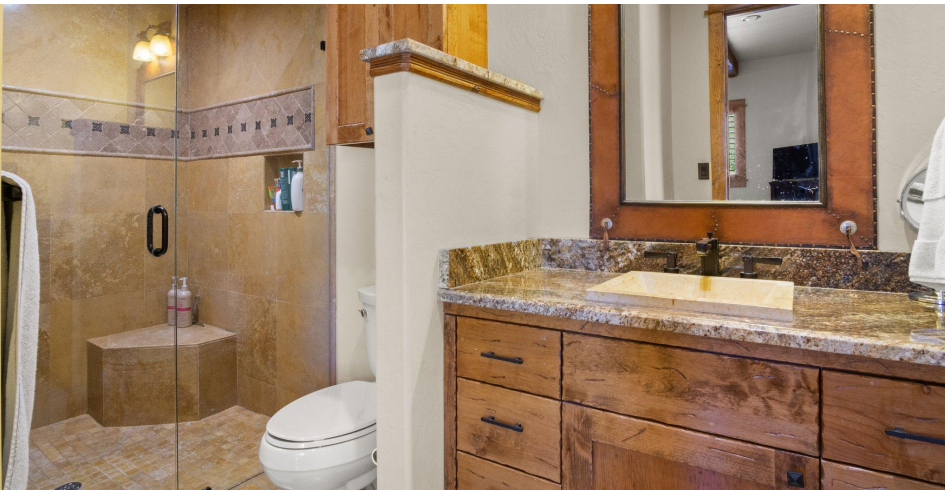
Water Filter

HVAC: Central Air-Gas, Propane

3 Fireplaces: Gas starters, masonry box, wood burning

Appliances: Dishwasher, Freezer, Microwave, Refrigerator,
Trash Compactor











Other Features

Utilities:

- Underground utilities
- Private road
- Aerobic septic
- Co-op water
- Individual water meter



Appliances:

- Dishwasher
- Freezer
- Microwave
- Refrigerator
- Trash Compactor

Community



Homeowners Association: \$375 annually



Club House



Community Dock and Boat Ramp



Community Pool



Marina



Golf and Tennis



Spa







An aerial satellite photograph of Possum Kingdom Lake, a large, winding reservoir in Texas. The lake is dark blue and meanders through a landscape of green fields and brownish terrain. A white callout line with a circular end points to a specific location on the eastern shore of the lake. The text 'Possum Kingdom Lake' is overlaid in the upper left, and '325 Split Rail Drive' is in a white box at the end of the callout line.

Possum Kingdom Lake

325 Split Rail Drive



Creating Wealth Through Real Estate

Invest Texas Real Estate, LLC is a premier commercial brokerage dedicated to delivering tailored, client-focused solutions across investment, land, and commercial transactions, leveraging deep market expertise, innovative strategies, and a commitment to accountability, integrity, and long term relationships.

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Investment



Land



Commercial