



**WINSTON  
PROPERTIES**

# \$799,000



**213 GRANADA CALLE STREET, GRANBURY**

**RATES AS LOW  
AS 4.75%\***



**Kathryn Stanley**

Realtor

682-498-3173

[kathy@kstanleyproperties.com](mailto:kathy@kstanleyproperties.com)

License #835056

Broker License #9000536



- 3 Bed
- 3 Bath
- 2,906 sq. ft.
- 2 Car Garage
- Waterfront View
- Historic Area

Waterfront Cape Cod-style home near Granbury Square! Features include an updated kitchen, sunroom, spacious primary suite, game room, shaded patios, workshop, and a dock with boat lift.

**Save 2%**

**During your first year** in your new home, you will save 2% on your interest rate.

**Save 1%**

**During your second year** in your new home, you will save 1% on your interest rate.

**Fixed Rate**

**And in your third year+,** your payment will be fixed for the remaining life of your loan!

## Our Preferred Lender



**Tony McDaniel**

Mortgage Advisors

NMLS#279150

817-919-3312

[Tony@AspireMortgageAdvisors.com](mailto:Tony@AspireMortgageAdvisors.com)

[www.McDanielMortgage.com](http://www.McDanielMortgage.com)



We understand the expenses that come with a new home can be a stressful part of your home buying journey. At Aspire Mortgage Advisors, we're here to help! We want to help reduce those initial expenses for the home you love, which is why we're offering a 2-1 buydown loan. With this loan, you can take advantage of a lower interest rate for two years. Even better, when financing with Aspire Mortgage Advisors, this program is of no cost to you! Sounds great right? Here's how it works:

The 2-1 buydown loan will give you the opportunity to save more money during your first two years of home ownership, and more time to save for your future.

\*Limited Time Seller Paid 2-1 Temporary Interest Rate Buydown (the "Promotion") valid on new home contracts entered into as of 1/01/2025 - 12/31/2025 ("Promotion Period") and applies to specific home. For eligibility, Qualified Buyers must (1) pre-apply with Aspire Mortgage Advisors. ("Affiliated Lender") by visiting [www.aspiremortgageadvisors.com](http://www.aspiremortgageadvisors.com) prior to submitting offer to qualify for the Promotion; (2) utilize the services of Closing Agent selected only by Seller and finance with Affiliated Lender; and (3) satisfy all other eligibility criteria (each an, "Eligible Home") At closing, Seller agrees to pay up to 2.4% of Total Purchase Price towards temporary buy down fund and/or other settlement costs not to exceed a calculation based on a maximum sales price of \$799,000. Aspire Mortgage Advisors, LLC. NMLS ID #2617555 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)) 3608 Preston Rd, STE 200, Plano, TX 75093. This advertisement is for general information purposes only. Some products may not be available in all licensed locations. Information, rates, and pricing are subject to change without prior notice at the sole discretion of Aspire Mortgage Advisors, LLC. All loan programs subject to borrowers meeting appropriate underwriting conditions. This is not a commitment to lend. Other restrictions may apply. (<https://aspiremortgageadvisors.com>)