



# 378 Paddle Boat Drive

GRANBURY, TX 76049

**ABE'S LANDING**

BELLFLOWER FLOOR PLAN

PRICED AT

~~\$578,109~~ **\$538,109****3536**  
SQUARE FEET**4**  
BEDROOMS**3.5**  
BATHROOMS**2**  
CAR GARAGE

Bloomfield's Bellflower floor plan unveils a spacious two-story haven, exquisitely designed with 4 bedrooms, 3.5 baths, and a wealth of luxurious features. Step through the stately custom 8' Front Door into an open-concept layout where the Deluxe Gourmet Kitchen flows seamlessly into the Family Room, enhanced by a breathtaking fireplace that reaches the ceiling and sturdy Wood-look Tile flooring throughout the lower common areas and study. The Primary Suite is a true retreat, offering an enlarged shower, separate vanities with Quartz countertops, and a generously sized walk-in closet that conveniently connects to the laundry room. Upstairs, the horizontal railing in the Game Room overlooks the soaring two-story ceilings of the Family Room, creating an airy ambiance. Thoughtful details like a mud bench in the utility room, a tankless water heater, and elegant uplights add convenience and sophistication, while the vaulted ceilings amplify the sense of space. Situated on a desirable interior lot, this home is the perfect blend of style, functionality, and comfort. Stop by Bloomfield at Abe's Landing today to learn more!

