



359 Paddle Boat Drive

GRANBURY, TX 76049

ABE'S LANDING
CAROLINA FLOOR PLAN

PRICED AT

~~\$498,498~~ **\$449,499****2314**
SQUARE FEET**3**
BEDROOMS**2.0**
BATHROOMS**2.5**
CAR GARAGE

\$15K OFF the current price PLUS a 4.99% fixed rate buy down, expiring on 10/15. Introducing Bloomfield's Carolina: a stunning single-story residence with contemporary elegance, featuring a Rotunda Foyer, a Study, an exposed Formal Dining, 3 bedrooms, and 2 baths. The architectural Stone and Brick façade features a custom 8' Front Door and new landscaping. The spacious Family Room welcomes you with upgraded Wood-look Laminate Floors that lead seamlessly into the open, upgraded kitchen with a center island, Quartz countertops, pot and pan drawers, and built-in stainless steel appliances, including a gas cooktop, all open to the Breakfast Nook. Expansive Primary Suite is privately located away from other bedrooms with space for your king bed and sitting area. Additional highlights include an Extended Covered Patio, a stunning Fireplace with wood-burning capability and a gas starter, a 2.5-car garage perfect for extra storage, external uplights, extra disk lights in the living area, undercabinet lighting, and rear patio flood light for enhanced evening ambiance. Stop by Bloomfield at Abe's Landing today!

