



# 3173 Ferry Boat Lane

GRANBURY, TX 76049

**ABE'S LANDING**

HAWTHORNE II FLOOR PLAN

PRICED AT

~~\$554,990~~ **\$469,999****2759**

SQUARE FEET

**4**

BEDROOMS

**3.0**

BATHROOMS

**3**

CAR GARAGE



**Contracted by 12/31/24 get \$10K your way - off the price, towards closing OR rate buy down!** Exceptional curb appeal with a brick and stone accented exterior and a 3-car garage on a spacious quarter-acre lot. Walk through the 8' front door to find a Formal Study, extensive Level 5 wood-look tile flooring, and large windows to brighten the home. The Deluxe Kitchen and Breakfast Nook are connected to your open-concept Family Room, with a vaulted ceiling and a stone fireplace floor-to-ceiling, fabulous for entertaining! Other features of this space include built-in SS appliances, quartz countertops, a roomy island, a built-in buffet, and a walk-in pantry. The Primary Suite includes a sitting area and a 5-piece ensuite for the ultimate retreat. There are 2 additional bedrooms and a full bath downstairs; one more bedroom and a full bath situated privately upstairs off of the Game Room. Covered Rear Patio, exterior uplighting, window seating, and more. Call Bloomfield today to explore this opportunity by Granbury Lake!

