



# 3173 Ferry Boat Lane

GRANBURY, TX 76049

**ABE'S LANDING**

HAWTHORNE II FLOOR PLAN

PRICED AT

~~\$554,990~~ **\$545,990****2759**  
SQUARE FEET**4**  
BEDROOMS**3.0**  
BATHROOMS**3**  
CAR GARAGE

**\$15K OFF the current price OR fixed 4.99% rate buy down, expiring on 10/15.** Exceptional curb appeal with a brick & 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. Deluxe Kitchen & 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 (even a 5-burner gas range), 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 1 full bath downstairs; 1 more bedroom & 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!

