



# 386 Paddle Boat Drive

GRANBURY, TX 76049

**ABE'S LANDING**

SPRING CRESS FLOOR PLAN

PRICED AT

~~\$590,822~~ **\$564,822****3518**  
SQUARE FEET**5**  
BEDROOMS**4.0**  
BATHROOMS**2**  
CAR GARAGE

**\$15K OFF the current price OR fixed 4.99% rate buy down, expiring on 10/15.** Breathtaking exterior and a versatile layout with designer finishes! The first floor is designed with a Study, an open Formal Dining, an interconnected Family & Kitchen, a Primary Suite, and a secondary bedroom with a full bath right outside the door. Upstairs Game Room features a half-wall that's been upgraded to horizontal balusters providing a perch to view the floor plan below. From here, you can appreciate the 18' stone fireplace and engineered wood floors that line the common areas downstairs. 3 more large bedrooms on the second floor, all with walk-in closets, and 2 full baths. The Deluxe Kitchen has pot & pan drawers below a gas cooktop, a wood vent hood, and a large pantry. Every detail in this home was thought of! French doors at the Study, a deck-mounted tub in the Primary, a tankless water heater, an 8' front door, and a landscaping package that includes a sprinkler system. Call Bloomfield today to explore this opportunity by Granbury Lake!

