



390 Paddle Boat Drive

GRANBURY, TX 76049

ABE'S LANDING
VIOLET II FLOOR PLAN

PRICED AT

~~\$528,426~~ **\$498,826****2595**
SQUARE FEET**4**
BEDROOMS**3.0**
BATHROOMS**2.5**
CAR GARAGE

\$15K OFF the current price OR fixed 4.99% rate buy down, expiring on 10/15. Introducing our Violet II floor plan, a stunning two-story home offering 4 bedrooms and 3 baths, and is situated on a large homesite in a gated lakeside community! This exquisite home features a covered porch complemented by an 8' front door and a 2.5-car garage for extra storage space. Inside, the spacious Family Room is anchored by a Tile-to-Ceiling Fireplace (direct vent), while timeless Wood floors & Quartz counters add a touch of elegance. ALL GAS cooking in the Deluxe Kitchen, on upgraded SS appliances that are built into the custom cabinets. Upgrades also include a wood vent hood and pot & pan drawers! 2 bedrooms & 2 baths are situated downstairs, including the luxurious Owner's Suite where an enlarged shower will take your breath away. The Game Room is central to the upstairs layout, with a modern horizontal railing along the overlook to the Family Room below. Other 2 bedrooms and a Media Room are situated around this flexible living space. Call Bloomfield to explore this opportunity!

