


COMMUNITY SALES MANAGER

April Gill

CELL: (682) 226-1716

SALES OFFICE: (972) 872-8810



Abe's Landing

3201 Boat Landing Trail
Granbury, TX 76049

MODEL

3201 Boat Landing, Granbury, TX 76049

2,038 – 4,226 **SQUARE FEET** **3 – 5** **BEDROOMS** **2 – 5.5** **BATHROOMS** **2 – 3** **CAR GARAGE**



Welcome to Abe's Landing, nestled in the heart of Granbury, TX. The perfect fusion of small-town charm and modern living, located just south of Fort Worth. This lakeside community is ideally situated between the Brazos River and Lake Granbury, and only a short distance from Granbury Square, a historic downtown area adorned with shops, restaurants, and cultural attractions.

Zoned within the prestigious Granbury Independent School District (Granbury ISD), it provides an ideal educational setting for individuals of all ages. Abe's Landing proudly features a community clubhouse, pool, and playground, offering residents exclusive amenities for leisure and recreation.

Immerse yourself in the epitome of a relaxed lifestyle within the confines of our beautiful homes. Come and explore the harmonious balance of community living at Abe's Landing.



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Abe's Landing

Community Amenities:

- Near Lake Granbury
- Community Pool
- Clubhouse
- Playground
- Greenbelt
- Gated Community

Local Area Amenities:

- Lake Granbury
- Dinosaur Valley State Park
- Historic Downtown Granbury Square
- D'Vine Wine Granbury

Utilities:

- Electric: Tri-County Co-op 817.444.3201
- Gas: Atmos Energy 888.286.6700
- Internet Providers: AT&T 800.288.2020
- Water: City of Granbury 682.205.1777
- Trash & Recycling: City of Granbury 682.205.1777

Police & Fire:

- Police Department 817.573.2648
- Fire Department 817.579.1111

HOA

\$950/year

The Property Center
(817) 776-4791

Tax

Rate Per \$100

1.62

Schools

| | |
|-------------------|------------------------|
| District | Granbury ISD |
| Elementary | Baccus Elementary |
| Middle | Granbury Middle School |
| High | Granbury High School |

Driving Directions

From Fort Worth, travel south on US-377 to Granbury. Take US-377 Business/E. Pearl St. exit. Continue on US-377 Business/E. Pearl St and turn right onto N. Houston St. Continue onto Weatherford Hwy. Turn left onto The Landing Blvd. The model is located on the corner of The Landing Blvd and Boat Landing Trail.



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