



CLOSEOUT

Abe's Landing

Hurry! Final Opportunities in Phase 5A

SELLING FROM EL DORADO

2,043 – 2,845
SQUARE FEET

3 – 4
BEDROOMS

2 – 3.5
BATHROOMS

2 – 3
CAR GARAGE

MODEL

301 Los Llanos Rd, Granbury, TX 76049 | **Magnolia II**



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.



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

To visit the community: 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. We are currently selling from our nearby El Dorado community. Please visit our model located at [301 Los Llanos Rd, Granbury, TX](https://www.bloomfieldhomes.com/communities/abe-landings).

