



310 Bowrider Lane

GRANBURY, TX 76049

CAROLINA II FLOOR PLAN

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|-----------------------------|----------------------|-------------------------|------------------------|
| 2,778 SQUARE FEET | 3 BEDROOMS | 3.0 BATHROOMS | 3 CAR GARAGE |
|-----------------------------|----------------------|-------------------------|------------------------|

ABE'S LANDINGPRICED AT
~~\$527,476~~**\$459,000**

MODEL HOME • 301 LOS LLANOS RD | MAGNOLIA II

Under Contract



The Carolina II offers a distinctive two-story layout with 3 bedrooms, 3 baths, and a 2.5-car garage, in the Abe's Landing community. A covered front porch and upgraded 8-foot front door lead into a rotunda-style foyer that sets the tone for the home's unique design and well-organized layout. RevWood flooring extends through the main living areas, adding durability as the layout opens into the spacious family room. A floor-to-ceiling stone fireplace with direct vent creates a strong visual centerpiece while remaining open to the dining area and kitchen. The kitchen is finished with quartz countertops and positioned to support everyday living, connecting easily to the breakfast area and extending toward the covered patio for seamless indoor-outdoor use. The primary suite is located on the first floor and includes a sitting area, a generously sized bedroom, a soaking tub, separate shower, and a large walk-in closet. 2 additional bedrooms and a full bath provide flexibility for guests or family, while the private study near the front of the home offers a quiet workspace or multi-purpose room. A game room with a full bath is located on the second level, adding an extra living area ideal for recreation, hobbies, or entertaining. An extended covered patio at the rear expands the outdoor living space, creating a great spot to relax or host gatherings. Set within Abe's Landing, residents enjoy a lakeside lifestyle near Lake Granbury and the Brazos River, with convenient access to historic Granbury Square, local dining, shopping, and cultural attractions. Community amenities include a clubhouse, pool, and playground, all within Granbury ISD. Visit the Bloomfield Homes model at Abe's Landing to learn more about the Carolina II and experience this unique plan in person.

