



^{\$531,049} \$497,540

PRICED AT

3067

April Gill CELL: (682) 226-1716 SALES OFFICE: (972) 872-8810

2

3.0

374 Paddle Boat Drive

GRANBURY, TX 76049

ABE'S LANDING



Step into Bloomfield's beloved Carolina III, a thoughtfully designed two-story home that balances elegance with everyday functionality, located on a private interior lot within the gated community of Abe's Landing. This brick and stone showstopper welcomes you with an impressive 8' front door and unfolds into a light-filled rotunda foyer, where rich laminate wood flooring sets a warm tone throughout the high-traffic areas. The main level offers 3 generously sized bedrooms and 2 full baths, while the upstairs retreat includes a spacious Game Room, fourth bedroom, and third full bath perfect for guests or multi-generational living. The expansive Study, framed by dual doors, offers quiet privacy, and the open-concept Family Room is anchored by a dramatic floor-to-ceiling Direct Vent Fireplace that blends form and function beautifully. The Deluxe Kitchen is a chef's dream, enhanced by custom cabinetry, pot and pan drawers, a stylish backsplash, granite countertops throughout, and sleek all-gas stainless steel appliances beneath a statement wood vent hood. A cozy Breakfast Nook with built-in buffet makes casual dining effortless. Outdoor living is just as inviting, with a large backyard enclosed by a durable metal fence, ideal for enjoying peaceful evenings or entertaining. Beyond the home, enjoy the vibrant lifestyle Abe's Landing offers with exclusive access to amenities including a clubhouse, pool, playground, and more —all within the charm of a secure, gated neighborhood.



Document generated Jul 16, 2025. Prices, plans, square footage, features and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths vary per plan. Some plans require a premium homesite. Please ask the Community Manager for details. Renderings of homes are artist concepts and may not reflect exact colors and materials.