



# 374 Paddle Boat Drive

GRANBURY, TX 76049

**ABE'S LANDING**

CAROLINA III FLOOR PLAN

PRICED AT

~~\$531,049~~ **\$497,540**

**3067**

SQUARE FEET

**4**

BEDROOMS

**3.0**

BATHROOMS

**2**

CAR GARAGE



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.

