



# 3201 Boat Landing Trail

**ABE'S LANDING**

GRANBURY, TX 76049

PRICED AT

CAROLINA IV FLOOR PLAN

**\$529,900**

<b>3,280</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.0</b> BATHROOMS	<b>2.5</b> CAR GARAGE
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MODEL HOME • 301 LOS LLANOS RD | MAGNOLIA II

Under Contract



LUXURY MODEL HOME FOR SALE IN GATED COMMUNITY! Homesite just over a quarter acre positioned on a beautiful corner lot - Bloomfield Homes Carolina IV model in Abe's Landing is now available. Surrounded by manicured landscaping and enhanced exterior details, this professionally designed model makes an unforgettable first impression. Every selection was intentionally curated by our interior designer to reflect today's elevated style, from rich engineered wood floors to the dramatic floor to ceiling stacked stone fireplace with cedar mantel. The signature rotunda foyer opens to a fully loaded first floor featuring a massive Primary Suite, 2 secondary bedrooms, a private Study with French doors, and a Formal Dining space. The Deluxe Kitchen showcases quartz countertops, built in stainless steel appliances, an extra deep sink, oversized island, and includes the refrigerator. Upstairs offers a spacious Game Room, theater style Media Room, and an additional oversized bedroom with full bath. An extended covered patio overlooks the large backyard, enclosed by a wrought iron fence that defines the space of this oversized corner homesite. This former Bloomfield Homes model is being sold as is and stands apart from the rest.

