

376 Paddle Boat Drive

4.0

COMMUNITY SALES MANAGER

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GRANBURY, TX 76049

ABE'S LANDING

MAGNOLIA FLOOR PLAN



PRICED AT

3192

^{\$555,493} \$519,090

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Discover refined comfort in Bloomfield's Magnolia, a beautifully crafted two-story home situated on a quiet interior lot within a gated, amenity-filled community that includes parks, trails, and gathering spaces for all ages. This striking residence pairs timeless curb appeal with practical elegance, highlighted by a brick and stone facade, an inviting front porch, and a charming balcony above. Behind the impressive 8' front door, rich laminate wood floors lead you into a thoughtfully designed layout where the Family Room—with its dramatic floor-to-mantel fireplace and cedar mantel—sets a warm, sophisticated tone. The open-concept space flows effortlessly into the Gourmet Kitchen and Breakfast Nook, where granite counters, custom cabinetry, pot-and-pan drawers, and all-gas stainless steel appliances offer both beauty and function, all served by a tankless water heater for modern efficiency. A formal dining area provides the perfect setting for special occasions, while the upstairs Game Room is flanked by three full bathrooms—one of which is ensuite—making the space as versatile as it is spacious. The secluded Primary Suite features a cozy window seat and an enlarged shower for a true spalike retreat, while guests will appreciate the convenience of a Powder Bath with an upgraded shower. Outside, enjoy a trio of covered spaces including an extended patio ideal for entertaining, all enclosed by a durable metal fence that frames the generous backyard. Every inch of this home has been thoughtfully curated for comfort, beauty, and everyday living schedule your visit today!



Document generated Jul 17, 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.