



# 376 Paddle Boat Drive

GRANBURY, TX 76049

**ABE'S LANDING**

MAGNOLIA FLOOR PLAN

PRICED AT

~~\$555,493~~ **\$519,090**

**3192**

SQUARE FEET

**5**

BEDROOMS

**4.0**

BATHROOMS

**2**

CAR GARAGE



**NEW! NEVER LIVED IN.** Available to Move-In August 2025! 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 façade, 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 spa-like 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!

