



# 3157 Ferry Boat Lane

GRANBURY, TX 76049

PRICED AT

~~\$584,856~~ **\$509,000**

**ABE'S LANDING**

PRIMROSE FE FLOOR PLAN

**2783**

SQUARE FEET

**3**

BEDROOMS

**2.0**

BATHROOMS

**3**

CAR GARAGE

Move-In Ready



Step through the rotunda foyer of the Primrose FE and be greeted by an airy, open-concept layout where 18' vaulted ceilings and expansive window seats fill the Family Room with natural light, anchored by a dramatic stone-to-ceiling direct vent fireplace that adds both warmth and architectural presence. The showstopping luxury kitchen commands attention with its expansive island, quartz countertops, custom cabinetry, pot filler, double ovens, wood vent hood, gas cooktop, all-gas stainless steel appliances, and a clever pull-out trash bin, while the Breakfast Nook provides a sunny spot for casual dining. Flowing seamlessly into the bright Dining Room, this layout is designed for entertaining and effortless everyday living. Throughout the home, Lvl 4 wood-look tile stretches across every space, enhancing continuity and style, while 8' interior doors elevate the scale of each room. Tucked at the rear for privacy, the Primary Suite offers a spacious retreat with a large walk-in closet, soaking tub, walk-in shower, and dual vanities, while Bedrooms 2 and 3 each enjoy direct access to a full bath. Additional highlights include a Mud Room off the garage, a convenient Powder Bath for guests, and thoughtfully placed laundry room near the main living areas. Outside, this home is set on an oversized interior lot and features a 16x15 extended covered patio that creates a spacious area for outdoor gatherings, fully finished with full gutters and includes a 3-car garage thoughtfully designed with a wide two-car bay alongside a separate single bay, offering abundant parking and storage space to complement this exceptional home at Abe's Landing. Call or visit Bloomfield today to learn more!

