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BATHROOMS

CELL: (682) 226-1716 SALES OFFICE: (972) 872-8810

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CAR GARAGE

## 3205 Boat Landing Trail

## priced at \$554,590 **\$529,990**

BEDROOMS

3695

SQUARE FEET

GRANBURY, TX 76049

## **ABE'S LANDING**

SPRING CRESS II FLOOR PLAN



Situated on an expansive greenbelt lot, this two-story showstopper offers 5 bedrooms, 4 full baths, and a layout that effortlessly balances entertaining and everyday life. The grand Family Room wows with a 17' floor-to-ceiling direct vent fireplace and a wall of windows that fill the space with natural light. The open-concept layout connects seamlessly to a chefready Deluxe Kitchen with built-in double ovens, granite countertops, a center island, and custom cabinetry—perfect for hosting or weekday meals. A separate Dining Room and private Study flank the elegant foyer, creating impressive curbside appeal inside and out. Downstairs, you'll find the private Primary Suite plus a secondary suite with full bath—ideal for guests or multi-generational living. Upstairs, the flexibility continues with a Game Room featuring an open railing overlook and 3 more bedrooms, each with its own walk-in closet and bath access. Additional upgrades include Wood Laminate flooring, a covered patio in back, and a covered porch up front, all backed up to open space with no rear neighbors. The home also boasts a 2-car garage, gas cooktop and water heater, Double Oven, and elegant stone accents on the exterior. Located in a GATED scenic community with serene surroundings and oversized lots, the Spring Cress II combines functionality, space, and designer finishes. Don't miss your chance to call this one home!



Document generated Sep 11, 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.