



3205 Boat Landing Trail

PRICED AT
~~\$554,590~~ **\$531,990**
GRANBURY, TX 76049
ABE'S LANDING
SPRING CRESS II FLOOR PLAN
3695
SQUARE FEET
5
BEDROOMS
4.0
BATHROOMS
2
CAR GARAGE
Available October 2025


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 chef-ready 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!

