



# 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 August 2025**


Step into luxury and versatility in this stunning Spring Cress II by Bloomfield Homes, thoughtfully designed to deliver over 3,600 square feet of stylish, livable space. 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!

