



# 305 Bowrider Lane

**ABE'S LANDING**

GRANBURY, TX 76049

PRICED AT

~~\$553,017~~

VIOLET IV FLOOR PLAN

**\$499,000**

<b>2,845</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>3</b> CAR GARAGE
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MODEL HOME • 301 LOS LLANOS RD | MAGNOLIA II

Move-In Ready



The Violet IV offers a spacious two-story layout with 4 bedrooms, 3.5 baths, and a 3 car garage, located in the Abe's Landing community. A brick-and-stone exterior with cedar accents, full landscaping with stone edging, and an upgraded 8 ft front door create standout curb appeal before you come inside. RevWood flooring runs through the main living areas and the primary suite, paired with tall ceilings that give the home an open, welcoming feel. The family room is highlighted by a stacked stone fireplace extending floor to ceiling, adding warmth and visual interest while remaining open to the kitchen and dining area. The kitchen is equipped with granite countertops, LED lighting, built-in stainless steel appliances, and a large island, along with a huge walk-in pantry that provides excellent storage for everyday use. A dedicated study sits near the front of the home, offering a quiet space for work or hobbies. The primary suite is privately positioned on the first floor and features an enlarged shower, dual-sink vanity, and a spacious walk-in closet. A utility room located just off the garage includes additional cabinetry, providing great storage and everyday convenience. The second level opens to a game room and a separate media room, along with 3 secondary bedrooms that have access to 2 full baths, offering comfortable separation while keeping the layout connected and functional. Located in Abe's Landing, residents enjoy a lakeside lifestyle near Lake Granbury and the Brazos River, with easy access to historic Granbury Square, local dining, shopping, and cultural attractions. Community amenities include a clubhouse, pool, and playground, all within Granbury ISD. Visit the Bloomfield Homes model at Abe's Landing to learn more about the Violet IV and see this home in person.

