



3105 Ferry Boat Lane

Granbury, TX 76049

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This well-designed 3-bedroom home offers generous entertaining spaces while providing quiet retreats for ultimate relaxation. Through the foyer, featuring boxed ceilings, enter into the study with double doors, giving you the space to do work or hobbies without interruption. Following the extended foyer is the flex room, use this space as a blank canvas to turn it into a kid's playroom, or even the man cave he's always wanted. Sure to be the hub of the home is the beautiful open concept wood-look tile flooring kitchen, breakfast nook, and family room. In the family room, enjoy a corner gas tile fireplace, and a wall of windows, flooding the room with natural light and showcasing this home's features. Open to the family room is the open-concept kitchen. With ample storage and counter space, stainless steel appliances, a double door pantry, quartz countertops, and a central island preparing meals and keeping guests connected is a breeze. The kitchen opens to a sunny breakfast nook that will accommodate a formal dining table seating 8-10 people. Enjoy a morning cup of coffee outside on the large rear-covered patio. Tucked away from the family room for privacy is the master suite. Enjoy a spacious room with vaulted ceilings and an adjoining master bathroom featuring a dual sink vanity, large garden tub, separate walk-in shower with a seat, linen closet, and large walk-in closet. Two additional bedrooms are located toward the front of the home, making them perfect for kids or guests. Both bedrooms have easy access to a full bathroom and the powder room. A full-sized utility room and the two-car garage are located toward the front of the home.



