

# 4617 Mill Falls Drive

Fort Worth, TX 76036

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3.0 

2,444 

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Brand New Home! Gorgeous two-story 4 bedroom home in Hulen Trails master-planned community featuring a community pool and amenity center. This multi-generational home includes Formal Dining, an additional bedroom & full bath on the first floor, and a Game Room upstairs. Step inside from the porch onto the grand foyer where you can access the fourth bedroom, bathroom, and dining room. Beautiful wood look tile throughout the family spaces on the first floor is complemented by the gas burning tile fireplace in the family room. Enjoy a designer kitchen with granite countertops, stainless steel appliances, ample storage space, a long island with room for seating, and a 9.5-inch deep single bowl stainless under-mount sink for easy clean-up. The breakfast nook is close by with a window seat and direct access to the covered patio. Secluded on the first floor is the master suite, creating an oasis of relaxation at the end of the day. A box ceiling and a window seat in the bedroom create a luxurious getaway. The adjoined bath is separated by double doors and includes a dual vanity, garden tub with a ledge, walk-in shower with a seat, a linen closet, and a spacious walk-in closet. A separate utility room with enough room for a full-sized washer and dryer and access to the two-car garage is located off the foyer. Upstairs is the game room and additional bedrooms. The game room is the perfect place for playtime, crafts, and an upstairs family room. Two additional bedrooms feature walk-in closets and have easy access to a full bath and a linen closet.





## CONCEPT 2440

3 Bedrooms  
2 Full Baths  
Powder Bath  
Family Room  
Dining Room  
Nook  
Flex Room  
Game Room

Optional Fireplace  
Optional Covered Patio  
Optional Study ILO Flex Room  
Optional Bedroom 4/Bath 3 ILO Flex Room



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