

# 9828 Mescalbean Boulevard

Fort Worth, TX 76036

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This beautiful open-concept floor plan makes use of every square foot in this single-story home. Step inside from the covered front porch, and you are greeted by the elegance of wood floors extending seamlessly from the entryway, through the kitchen, and into the family room. The rich and inviting tones of the wood add a touch of warmth and sophistication to the living spaces, creating a cohesive and visually stunning environment.

Just off the foyer, a private study with French doors offers a tranquil space for work or relaxation. Continuing down the foyer, you enter the heart of the home—the open-concept kitchen. With ample storage and counter space, stainless steel appliances, a curved island, a planning desk, and a corner walk-in pantry, the kitchen is designed to be the hub of the home, where day-to-day life is made easy and enjoyable.

The kitchen opens to a breakfast nook, which features a built-in window seat where you can bask in the natural light pouring in through the windows. This sunny space offers a perfect spot to savor your morning coffee or provides additional seating for family and guests.

Open to the kitchen and breakfast nook is the spacious family room, where the wood floors continue to shine. Bathed in natural light, this inviting space serves as a bright and comfortable gathering place for friends and loved ones. The family room also offers direct access to the rear covered patio, allowing you to seamlessly extend your living and entertaining space outdoors.

The exclusive master suite is strategically set back from the living spaces, providing parents with optimal privacy and tranquility. The attached master bathroom boasts a dual sink vanity, a separate walk-in shower, a large garden tub, and a spacious walk-in closet, creating a luxurious retreat.

Two additional bedrooms are located toward the front of the home, providing comfortable accommodations for family members or guests. Both bedrooms have easy access to a full bathroom and a linen closet, ensuring convenience and functionality. The full-sized utility room, conveniently situated near the bedrooms, offers direct access to the two-car garage.

This home offers a harmonious blend of style and functionality, creating an exceptional living space for you to enjoy.





## CONCEPT 1849

3 Bedrooms  
2 Full Baths  
Family Room  
Dining Room  
Breakfast Nook  
2-Car Garage

Optional Fireplace  
Optional Covered Patio  
Optional Study ilo Dining Room  
Optional 3-Car Garage



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