



# 9820 Mescalbean Boulevard

Fort Worth, TX 76036

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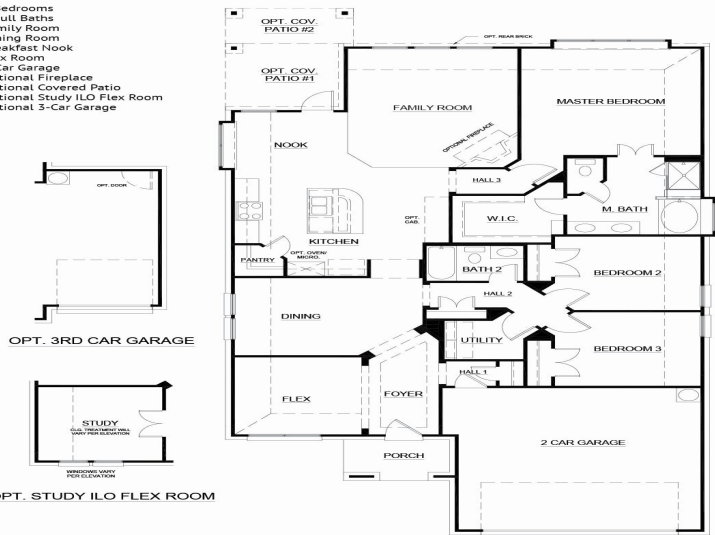
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## CONCEPT 1991

3 Bedrooms  
2 Full Baths  
Family Room  
Dining Room  
Breakfast Nook  
Flex Room  
2-Car Garage  
Optional Fireplace  
Optional Covered Patio  
Optional Study I/O Flex Room  
Optional 3-Car Garage



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Step inside this beautiful single-level home and you are welcomed into a large, open-concept floor plan boasting plenty of entertaining areas that also offer parents privacy with a secluded master retreat. Off the foyer is a peaceful study with double doors making it perfect for those that need to work from home or enjoy some hobbies in peace. A formal dining room allows you to host dinner parties or those family mealtimes.

Featuring stainless steel appliances, white cabinets, a curved island, a walk-in corner pantry, and quartz countertops, your kitchen will be a masterpiece like never before. Gather with your family for breakfast in the nook with its built-in window seat before taking your tasty meal outside to enjoy it on the covered patio. With all of this storage and plenty of counter space to work with, you'll be ready to whip up multi-course meals at the drop of a hat.

The exclusive master suite is set back from the family room. Enjoy a large room with vaulted ceilings and a built-in window seat. The adjoining master bathroom is complete with a dual sink vanity, a separate walk-in shower with a seat, a large garden tub, and a spacious walk-in closet.

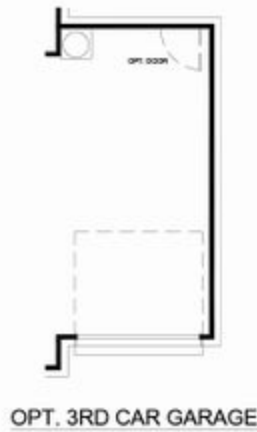
Two additional bedrooms located in their own wing, your kids or guests will have plenty of room to relax without feeling cramped. The full bathroom and utility room nearby add an extra level of convenience, so you can stay organized with ease. Plus, being able to access the two-car garage directly from the front of the home means there's no need to make trips across the entire house when coming or going.





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- Breakfast Nook
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- Optional Study ILO Flex Room
- Optional 3-Car Garage



OPT. STUDY ILO FLEX ROOM



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