

# 132 Mockingbird Hill Drive

Joshua, TX 76058

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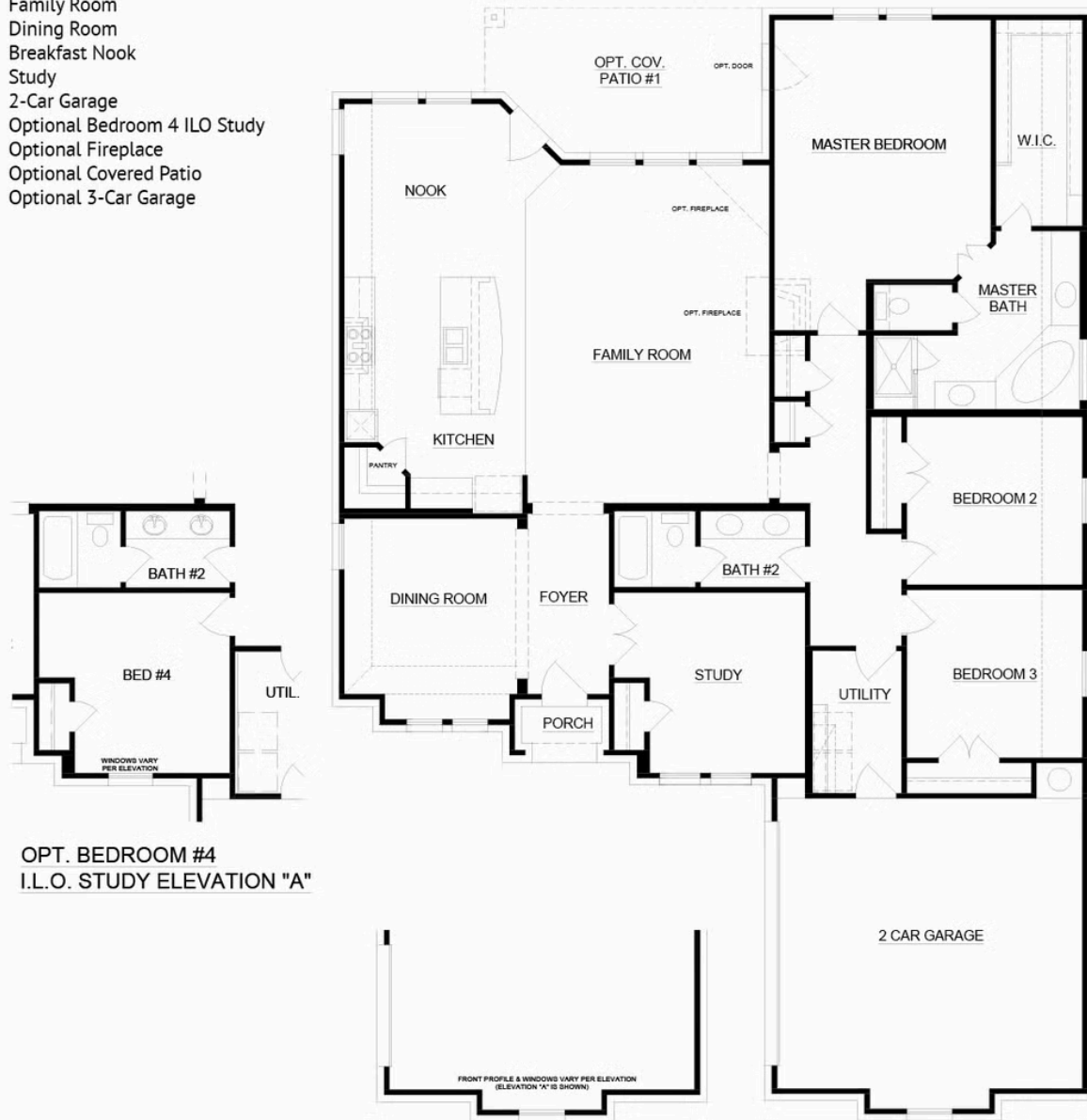
This beautiful 3-bedroom home is in a highly sought-after community! Featuring a formal dining room which is a perfect space to host dinner parties. For those needing a space to work from home or a quiet space to enjoy hobbies, a large double door private study with a storage closet is just across the foyer. The open-concept kitchen features white cabinets, wood-look tile flooring, ample storage, granite countertops, built-in stainless steel appliances, and a large central island. The kitchen opens to a breakfast nook which provides direct access to the rear covered patio. Open to the kitchen and breakfast nook is the spacious family room which is filled with natural light and a gorgeous stone fireplace, providing friends and family a bright space to gather. The expansive master suite is set back from the living spaces, providing parents optimal privacy and relaxation at the end of each day. The adjoined master bathroom is complete with dual vanities, a separate walk-in shower with a seat, a large garden tub, and a huge walk-in closet. Two additional bedrooms are located toward the front of the home. Both bedrooms have easy access to a full bathroom with a dual sink vanity, making getting ready in the mornings a breeze. For added privacy and convenience, the full-sized utility room provides direct access to the two-car garage.





## CONCEPT 2267

3 Bedrooms  
2 Full Baths  
Family Room  
Dining Room  
Breakfast Nook  
Study  
2-Car Garage  
Optional Bedroom 4 ILO Study  
Optional Fireplace  
Optional Covered Patio  
Optional 3-Car Garage



OPT. BEDROOM #4  
I.L.O. STUDY ELEVATION "A"

OPT. 3RD CAR GARAGE FLOOR PLAN

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