

# 113 Mockingbird Hill Drive

Joshua, TX 76058

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Starting with the beautiful wood-look tile flooring that flows from the entry through the family room, kitchen, and nook. The foyer provides access to the spacious family room, where the tile fireplace gives family and friends a place to gather on those cold winter nights. The kitchen is located on one side of the family room. The kitchen features gorgeous gray cabinets, a huge pantry with a utility room built in, quartz countertops, and stainless-steel appliances. The chef of the family will certainly enjoy cooking in this space. Just off the kitchen, a cozy breakfast nook with bay windows beckons and invites you to have your morning coffee in the sunshine. It's perfect for intimate dinners and large holiday gatherings, comfortably seating 10 hungry visitors around the table. The breakfast nook provides direct access to the covered patio, making it a great starting place for outdoor activities like BBQs or soaking up some sun - or maybe both! Whatever your plans are, this room promises amazing views of your home's exterior while providing guests a chance to enjoy each other's company in comfort. The master suite is set at the rear of the home. Designed with relaxation in mind, the adjoined master bathroom is complete with a dual sink vanity, a large garden tub with a ledge, a separate walk-in shower with a seat, a linen closet, and a spacious walk-in closet. Three additional bedrooms with linen closets create an ideal guest suite or an area just for the kids. Guests and little ones alike can grab what they need from a linen closet located conveniently near the full bathroom. Another major bonus is the second-level bonus room with a powder room attached: whether it's used as a home office, place to entertain, or fun hangout spot for the kids, the possibilities are endless!