

# 145 Mockingbird Hill Drive

Joshua, TX 76058

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2.5 

2,393 

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Starting with the beautiful wood-look tile flooring that flows from the entry through the family room, kitchen, and nook. For a quiet retreat or a space to get some work done, the foyer provides access to the private study with double doors and a coat closet in the hallway. Just past the study is 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 a breakfast bar with bookshelves, gorgeous white cabinets, a huge pantry with a utility room built in, granite countertops, and stainless-steel appliances. The chef of the family will certainly enjoy cooking in this space. Just off the kitchen, a light-filled breakfast nook with bay windows overlooks the backyard, just begging you to place a hummingbird feeder right outside it. The nook can accommodate a table seating 10, perfect for holidays and BBQs. The breakfast nook also provides direct access to the covered patio, an ideal space for enjoying your home outdoors. 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. Two additional bedrooms with linen closets are in their wing with direct access to a full bathroom. Upstairs is a second-level bonus room with an attached powder room. This flexible floor plan offers the ability to alter this space to suit your everyday needs.

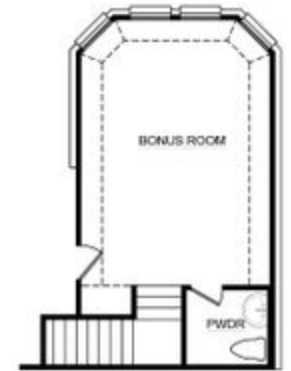
## Concept2393-02082023

### CONCEPT 2393

3 Bedrooms  
2 Full Baths  
1 Powder Room  
Family Room  
Breakfast Nook  
Study

Bonus Room  
2 Car Garage  
Optional Fireplace  
Optional Covered Patio  
Optional Dining Room  
Optional Bedroom 4

Optional Media Room  
Optional Bedroom 5 and Bath 3  
Optional Bedroom 5 and Bath 3  
and choice of Media or Game Room



SECOND FLOOR BONUS ROOM



OPT. SECOND FLOOR BONUS ROOM W-MEDIA ROOM



OPT. SECOND FLOOR BEDROOM #5 W-GAME ROOM



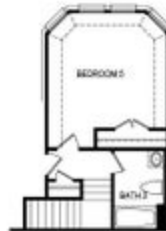
OPT. SECOND FLOOR BEDROOM #5 W-MEDIA ROOM



OPT. BEDROOM 4 I/O STUDY



OPT. DINING ROOM I/O STUDY



OPT. SECOND FLOOR BEDROOM #5

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