

# 109 Mockingbird Hill Drive

Joshua, TX 76058

4 

3.5 

3,135 

2 

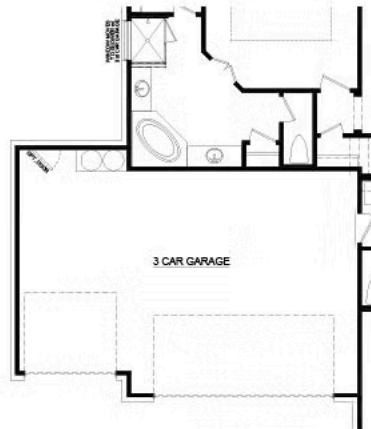


This expansive home offers a traditional floor plan for those seeking classic style and easy daily living. Step in from the covered front porch and into the foyer which welcomes you into the private study. Finished with double doors, this space creates the perfect home office or a quiet area to enjoy hobbies. Across the foyer is the formal dining room filled with natural light, an ideal space for entertaining guests or enjoying everyday family mealtime. This beautiful kitchen has everything you could ever want! Not only is it connected to a butler's pantry and a large walk-in pantry, but it features a large center island with stainless steel appliances, white cabinets, quartz countertops, and plenty of storage space. The breakfast nook provides direct access to the rear-covered patio, and has a built-in window seat for extra seating! And if that wasn't enough, the spacious family room features a wall of windows and an inviting wood-burning stone corner fireplace, perfect for gathering with friends and family and making memories. Designed for optimal privacy and relaxation, the master suite is tucked away from the family room. Enjoy a spacious room with boxed ceilings and an adjoined master bathroom featuring dual vanities, a large corner garden tub, a separate walk-in shower, a linen closet, and a large walk-in closet. For added convenience, a powder room and full-sized utility room with direct access to the two-car garage complete the lower level. The grand staircase in this spacious home can take you to new heights. After ascending up the stairs, you reach the central landing that allows for a great view of everyone below. This floor hosts three large bedrooms as well as two full baths, offering plenty of space and privacy for visitors. For those looking for a room to simply relax and unwind, the game room is perfect for an upstairs living area or playroom – it could be a great spot for hosting family board game nights!





OPT. 5TH BEDROOM / BATH 4 I/O STUDY



OPT. 3RD CAR GARAGE



OPT. MEDIA ROOM

