

117 Mockingbird Hill Drive

Joshua, TX 76058

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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. Connected by a butler's pantry and a large walk-in pantry is the open-concept kitchen. The kitchen features a large central island, stainless steel appliances, beautiful cabinets, granite countertops, and ample counter and storage space. It also opens to a breakfast nook with a built-in window seat for additional seating. The breakfast nook also provides direct access to the rear-covered patio. The spacious family room features a wall of windows and a stone-to-ceiling corner fireplace which is a great space for friends and family to gather. Designed for optimal privacy and relaxation, the master suite is tucked away from the family room. Enjoy a spacious room with a boxed ceilings and an adjoining 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 leads up to a central landing which is open to view the family below. Three additional bedrooms and two full baths are separate from the game room, a great space for an upstairs living area or playroom.