



# 9917 Mescalbean Boulevard

Fort Worth, TX 76036

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A home is much more than just four walls and a roof. It is a place of security, love, and comfort. Dramatic entry with two adjacent box-ups, grand stonework, intricate brick, and a striking porch will leave a lasting impression. Towards the front of the home, you'll find a formal dining room and a private study.

The gorgeous wood-look tile floors unify the kitchen, breakfast nook, and family room, making it the ultimate hub of the home. When it's time for some fresh air, step out onto the sizable covered patio where you can barbecue, sunbathe, or just take in nature's beauty and serenity.

Whether you're preparing an intimate dinner for two or a gourmet feast, the kitchen will make cooking a pleasure. There's an island, whirlpool stainless steel appliances, a walk-in pantry, beautiful gray cabinets, and quartz countertops.

The secondary bedrooms in this home are the perfect balance of practicality and fun. With built-in closets ready for kids or guests, these bedrooms provide a great area to store all your things. And, having a second full bathroom conveniently nearby makes mornings much easier. To add an extra touch of delightfulness, off their bedrooms is a Kids' Retreat - sure to be everyone's favorite place in the house.

The master suite sits at the rear of the layout with a large window, a bench seat offering views over the backyard, and easy access to the utility room. There's a walk-in closet and a master bath that feature a garden tub, a vanity, and a private toilet. The corner tub maximizes the space and allows for a separate shower with a seat.

Completing this impressive layout is an attached two-car garage. Your friends and family will find this home inviting and warm while you enjoy all the spaces to entertain and make memories for years to come.





## CONCEPT 2186

- 4 Bedrooms
- 2 Full Baths
- Family Room
- Dining Room
- Nook
- Flex Room
- Optional Fireplace
- Optional Kids Retreat
- Optional Study I/O Flex Room
- Optional Covered Patio
- Optional 24' Garage
- Optional 3-Car Garage



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