



# 9949 Mescalbean Boulevard

Fort Worth, TX 76036

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2,221 

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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 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, and quartz countertops.

The secondary bedrooms in this home are a dream come true for all. Grouped in their own area, these bedrooms come complete with built-in closets and even have a second full bathroom conveniently nearby. Everyone can get ready for the day without ending up in a jam.

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.

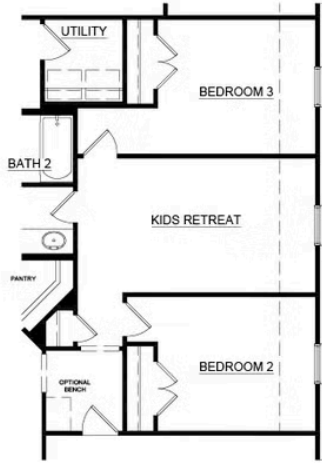




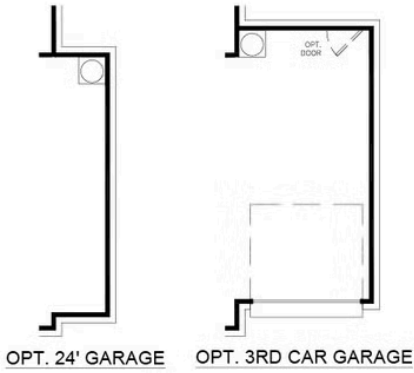


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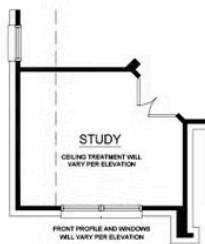
- 4 Bedrooms
- 2 Full Baths
- Family Room
- Dining Room
- Nook
- Flex Room
- Optional Fireplace
- Optional Kids Retreat
- Optional Study ILO Flex Room
- Optional Covered Patio
- Optional 24' Garage
- Optional 3-Car Garage



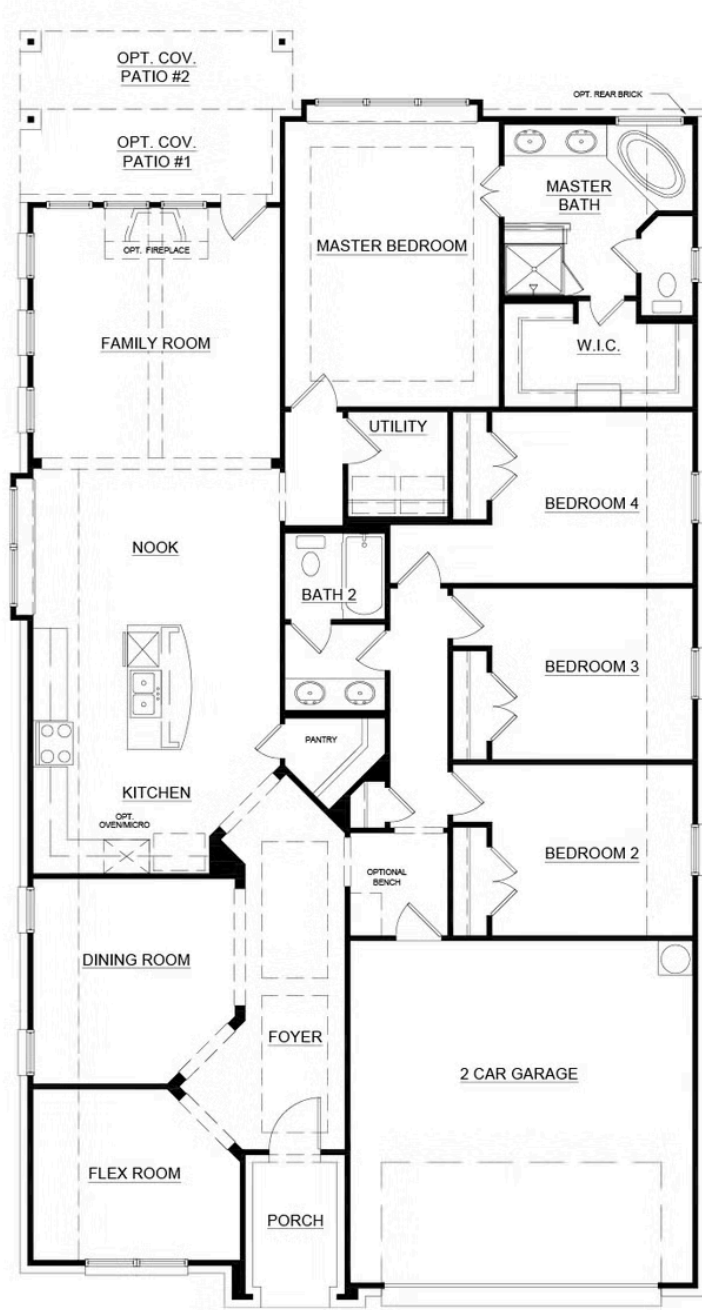
OPT. KIDS RETREAT ILO BEDROOM



OPT. 24' GARAGE    OPT. 3RD CAR GARAGE



OPT. STUDY ILO FLEX



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