

# Top 10 Highlights



## 8601 MAZZINI COURT, FLOWER MOUND

1. Sunsets from the back patio. The Texas sky at dusk is nothing short of perfection from the back patio overlooking private pool and lake.
2. Pool and Spa with water features are perfect for relaxing and cooling off from the Texas heat.
3. Lake access provides hours of entertainment from canoeing to fishing.
4. Backing up to an environmental conservation area ensures that the natural beauty and privacy will be protected.
5. Huge laundry room is the perfect area for crafting and allows for ample storage space.
6. Game room & Media room combined to create a huge entertainment space that can easily overflow onto back patio.
7. Chef's kitchen is a dream. The huge breakfast bar, the commercial grade range, and fridge as well as tons of cabinet space make this area the center of the home.
8. Raised garden beds installed by a local nursery and the mini orchard provide a great hobby as well as fresh fruits and veggies.
9. The 1.17 acre lot allows room for all types activities ...from ax throwing, gardening, playing and relaxing!
10. Gated community and cul-de-sac lot keeps traffic to a minimum and adds to the privacy of this home.

*Bonus:* The wine bar. Enough said.