

PROPERTY UPGRADES & FEATURES

23007 Indigo Prairie Ln
Elyson | Katy, Texas

WHY THIS HOME STANDS OUT

This beautifully maintained Lennar Isabella II offers a level of convenience, comfort, and peace of mind rarely found in comparable homes. Built in 2019 and located in the highly sought-after Elyson community within Katy ISD, this 2,463-square-foot home features 3 bedrooms, 2.5 bathrooms, a dedicated study, and a spacious game room.

The current owners have invested **more than \$40,000** in thoughtful upgrades and improvements, allowing the next owner to enjoy the benefits without the expense, time, or hassle of installing them after closing.

MAJOR SYSTEMS & PEACE OF MIND FEATURES

- Whole-home standby generator (approximately \$12,000 value)
- Whole-home water softener with reverse osmosis filtration system
- Dedicated reverse osmosis water line to refrigerator
- Whole-home electrical surge protection
- Dual-zone HVAC climate control system
- Full-home gutters
- French drain system
- Full sprinkler system

SMART HOME & SECURITY

- Integrated smart-home controls for lighting, fans, locks, garage door, and thermostats
- Smart doorbell
- Fully hardwired Vivint security system
- Exterior security cameras

CUSTOM INTERIOR UPGRADES

- Custom fireplace in living room
- Custom built-in bookshelves in office/study
- Modern designer chandeliers
- Sherwin-Williams designer paint throughout
- Dedicated home office
- Spacious upstairs game room

ADDITIONAL STORAGE & FUNCTIONALITY

- Two fully built-out attic storage areas
- Extended driveway
- Extended covered patio
- Upgraded brick columns on front porch and patio

MOVE-IN READY

Unlike many comparable homes, this property already includes the upgrades buyers desire most: a whole-home generator, water filtration system, smart-home technology, hardwired security system, custom built-ins, additional storage, and numerous functional improvements.

This home combines the benefits of newer construction with thousands of dollars in owner-added enhancements already completed for its next owner.

A rare opportunity to own a highly upgraded home in one of Katy's most desirable master-planned communities.