

CYNDI KORNEGAY TEAM

REAL ESTATE RECREATED



5

BEDROOMS

4F / 1H

BATHROOMS

4,951

LIVING SQ FT

Model Home

EMERALD HOMES



SCAN FOR PRICE
& FULL DETAILS



The Property

The **Emerald Homes** model for Sedona Lakes, built 2014. 4,951 square feet on a **15,774-square-foot cul-de-sac lot**, one of the largest in the neighborhood. Blue Diamond granite, a Monogram refrigerator, and a stone-walled **wine room**.

A **California slider** opens the entire back wall to the covered patio, its fireplace and the outdoor kitchen. **Five bedrooms, every one en suite**. New paint and carpet in 2026. Three-car garage, and a walk to the Sedona Lakes pool.

CYNDI KORNEGAY TEAM

CYNDI KORNEGAY · BROKER ASSOCIATE · TEAM LEAD

Named Top 1% of Teams in Texas by Sales Volume

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Systems & Upgrades

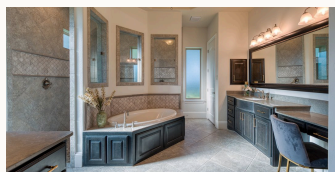
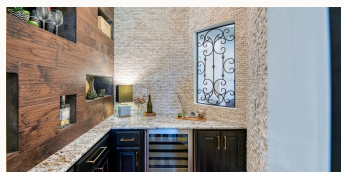
3903 INDIGO COURT · MANVEL, TEXAS 77578

The 2014 Emerald Homes model home for Sedona Lakes



THE AGES

YEAR BUILT	2014	Brazoria County appraisal district.	ROOF	2014	Composition shingle, original to the build.
AIR CONDITIONING	2014	Central electric cooling, zoned gas heat.	WATER HEATER	TANK	Standard tank, per the seller. Age still to confirm.
WINDOWS	2014	Insulated Low-E. New screens throughout, 2026.	INSULATION	2014	Blown cellulose plus radiant attic barrier.
FOUNDATION	SLAB	Per the appraisal district record.	SMART HOME	2014	Builder Tier 2 automation package.
PAINT & CARPET	2026	Exterior, interior and all carpet. RAM Maintenance Services.	FLOOD HISTORY	NEVER	No flooding, including Harvey. Zone AE, 2020 FEMA update.



THE MODEL HOME PACKAGE — EMERALD HOMES

- **Blue Diamond granite**, kitchen, island and wine room
- **Monogram** refrigerator; motion-sensing **Moen Arbor** faucet
- Soft-close and pots-and-pans drawers, under-cabinet lighting
- Daltile subway backsplash with basketweave cooktop mosaic
- Alder cabinets, maple island, crown, corbels, vent hood
- Five-inch **hickory hardwoods** through the main rooms
- Knotty alder front door with reeded glass and iron overlay
- Honed **Azul Valencia marble**; granite in every secondary bath
- Plantation shutters and raised baseboards throughout

SOUND, SCREEN & SMART HOME

- **Five-zone surround sound**: kitchen, primary bedroom, patio, office, upstairs living
- Media room with screen and projector - **the equipment stays**
- Three **Martin Logan** Motion SLM speakers in the media room
- Media bar: Verde Ubatuba granite, sink and microwave
- Builder **Tier 2 automation** and low-voltage package
- Gas-log fireplace with remote start and glass door

THE LAYOUT

- **Five bedrooms, every one en suite** — two down, three up
- Double primary shower, rain head over a cobblestone floor
- Primary walk-in closet built out with shelves; makeup area
- Study with hardwoods and paneling, opening to a front balcony
- **Wine room**, stone walls, iron gate matched to the front door
- Media room down; game room up with built-in shelves
- Laundry with a sink, folding station and room for a second fridge
- High ceilings; **three-car attached garage**

OUTSIDE — AND THE WALL THAT OPENS TO IT

- **California slider** opens the back wall to the patio
- **15,774 sq ft cul-de-sac lot**, one of the largest in Sedona Lakes
- **Outdoor kitchen**: 32-inch RCS grill, fridge, sink, granite
- Covered patio with **fireplace** and wood-plank ceiling
- Garden fountain and landscape lighting
- **Ten-zone sprinklers**, full gutters, brick-paver front porch
- Walk to the pool, clubhouse, sports court and trails
- Pomona Elementary, Rodeo Palms Junior High, Manvel High

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Upgrades from the builder's selected-option summary for this home (5/2017), the seller's CRM intake and a CKT walkthrough, 9/2026, with property facts from the Brazoria County appraisal district record. Deemed reliable but not guaranteed — buyer to verify. Equal Housing Opportunity. Keller Williams Premier Realty.