



KIMBERLY HARDING GROUP

2383 Indigo Harbour Lane

Palm Cove Subdivision

Palm Cove is one of **League City's** hidden waterfront communities, tucked along the shores of Clear Lake in the highly desirable South Shore Harbour area, providing convenient access to **South Shore Harbour Golf Course & Country Club**, as well as dining options and medical facilities such as the **UTMB, Methodist and MD Anderson**. The neighborhood is zoned to **Clear Creek Independent School District** and offers a blend of traditional and coastal-inspired homes with a relaxed lifestyle centered around boating, waterfront recreation, and family living.

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Welcome to this well-maintained **Perry Home**, proudly offered by the **second owners** with a **low tax rate of 1.65** and **no previous flooding**. This property is in the desirable **Palm Cove neighborhood adjacent to green space**, known for its quiet streets with **limited through traffic, walking trails, playground, picnic areas and green spaces**.

This popular 3,837-sf Perry floor plan is nestled on a 8,524-sf lot size next to green space and offers an exceptional blend of space and functionality with **5 bedrooms, 3 full bathrooms, 1 half-bathroom**, a large **game room, home-office, formal living, formal dining, family room, expansive breakfast and open-concept family room** that's ideal for both everyday living and entertaining

From the moment you step inside, you'll appreciate the **soaring ceilings** enhanced by a **dramatic staircase**, providing an **open atmosphere**, enhanced with cool coastal paint tones in July 2026. The **spacious family room** flows seamlessly into the **well-appointed kitchen** and breakfast area, making it the perfect gathering space.

Step outside into your own **private backyard oasis**, designed for both everyday enjoyment and unforgettable entertaining. Make a splash in Summer 2026 with this impeccable **outdoor retreat** featuring a stunning **custom pool, spa and extensive decking** - providing plenty of space for lounging, dining, and hosting family and friends, while the **large, covered patio** creates the perfect setting for outdoor grilling and year-round gatherings. An inviting **outdoor seating area** provides a peaceful place to relax and unwind. **Lush tropical landscaping**, mature palm trees, and a **recently upgraded wood privacy fence** surround the backyard, creating a serene resort-style atmosphere that feels like a vacation right at home.

Smart home features:

- Sprinkler system including pool refill: B-hyve mobile app (6 zones)
- Brinks security system including indoor and outdoor cameras, window and door sensors, CO and smoke detectors, motion (family room), front and backdoor keypads, thermostats (2), door locks (3), smart outlets (4), front door light, overhead garage door sensor.
- Flo by Moen water meter
- myQ Garage door opener
- Ring doorbell camera
- iAqualink pool and spa controller

Recent Improvements and Updates

- **Roof** by United Contractors with CertainTeed Weathered Wood Shingles and **Windstorm Certificate** – 2019
- **Water heaters** replaced – 2019
- **Exterior fence** by Detailed Construction – 2023
- **Pool and pool deck** Resurface – 2020
- **Exterior paint** by Odell services – 2019
- **Interior paint** throughout the home – 2026
- **New carpet** throughout the home by My Flooring America – 2026
- Bathroom tile by My Flooring America – 2026
- **Kitchen tile** backsplash subway design – 2026
- **Kitchen cabinets** professionally refinished with a rich, darker stain – 2026
- **Under-cabinet lighting** and additional electrical outlets installed – 2026
- **Kitchen and breakfast** walls & ceiling painted – 2026
- **6 Kitchen LED** recessed can lights installed – 2026
- Back kitchen door equipped with a new doorstep
- **Primary bathroom** vanity light fixtures & hardware – 2026
- **Front door and palapa tables** refinished – 2025
- Upstairs game room with **surround sound** with Denon multi-channel receiver, ceiling speakers and subwoofer, outdoor palapa speaker sound system – 2023
- **Pool heater** replaced – 2023

Additional Features and Improvements

- Exterior brick **expansion joint** along the driveway professionally caulked and sealed
- **Water meter** access opening enlarged to accommodate a new 14" x 14" access panel in the primary closet with **Moen remote water valve monitor and control system** located in the primary closet for 24/7 peace of mind – 2023
- **Leaf Guard** leaf filter gutter guards and downspouts added to garage & back of house – 2020
- Overhead garage replaced with a tuneup in 2023
- **Palapa** with ceiling fans, accent lighting, tables and television enclosure by Gulf Coast Palapa – 2010
- **Palapa** synthetic thatch replaced – 2020 (20 year warranty)
- 3.5-ton **AC unit** and **gas furnace**, 10 yr compressor warranty, heat exchanger 20 yr warranty – 2017
- 3-ton **AC unit** and **gas furnace**, 10 yr compressor warranty, heat exchanger 20 yr warranty – 2016
- **Pool landscape lighting** with timer – 2010
- **Generac** transfer station **pad installed**, gas line installed and meter upgraded compatible w 24 kw standby generator
- Blink exterior mounted **driveway floodlight** cameras, palapa and utility cameras
- **Motion detector** solar lights on garage & Ring doorbell
- ~~4110~~ **electrostatic air filter**
- Termite bait stations, current service contract with Massey

Home Services Contacts:

- HVAC, Generator: Weeks Services, 281.332.9555
- Home repairs, exterior/interior painting: Michael Cox , Odell Services, 832.417.6535, odellservices@yahoo.com
- Sound systems: David Bayne, 832.860.5007, Greatland ESC
- Pest control and termite service: Massey Services
- Lawn care: Hilario's Lawn Care & Landscaping, LLC, Hilario's.lawncare@gmail.com, 281.660.0692
- Sprinkler system: Lawn & Sprinkler USA,
- Lawn treatment: Trugreen, 2305 Gulf Freeway South LEAGUE CITY, TX 77573
- www.trugreen.com
- Tree maintenance: Arbor Bros, Billy 832.767.7383
- Pool maintenance: All About Pools 281.724.9178, pritis1@comcast.net
- Garage door: Neighborhood Garage Door, 713.364.0913