Feature List
3092 INDIGO NIGHT

• Gated community · NO MUD · LOW 1.8311% tax rate · Katy ISD •

Standout Features

- *No front or back neighbors!* Lake view lot located across from green space and trail.
- Upgraded top to bottom, truly like a Model Home!
- Outdoor kitchen with built-in Traeger smoker and Blackstone
- Single story with 3 bedrooms plus a private study
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Outdoor Living

- Brick outdoor kitchen island with a cast-stone countertop
- Built-in Traeger smoker plus a Blackstone griddle
- Gas and electric run to the island, ready for weekend cookouts
- Extended covered patio with ceiling fan and speaker prewire
- Iron view fence that opens the yard to the trail and lake
- Full house gutter system and sprinkler system

Kitchen

- 36" GE gas cooktop under a custom hood with LED lighting
- Built-in wall oven and microwave tower
- 3cm granite with gray harlequin tile backsplash
- White shaker cabinets, gold hardware, under-cabinet lights
- Filtered water spigot and Delta pull-down faucet

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Model-Home Interior

- Designer wallpaper, lighting, mirrors and hardware throughout
- Statement chandeliers in the dining area and study
- Black accent wall with electric fireplace and wood mantle
- Both baths remodeled with designer wallpaper and gold lighting
- Laundry with built-ins, wood counter over W/D, floral wallpaper
- LVP flooring through all living areas
- Custom draperies and ceiling fans in every bedroom
- Private study with CAT6 data line
- 8-ft mahogany front door with satin glass panels
- Extended 2-car garage with bump-out and overhead racks

Primary Suite

- Soaking tub and polished 12x24 tile shower
- Quartz double vanity with gold sconces and wallpaper
- Rain-glass window for natural light and privacy

Systems

- Lennox 16 SEER HVAC, WiFi thermostat, serviced every 6 months
- Rinnai tankless gas water heater
- Radiant barrier, Low-E windows, Green Built Gulf Coast certified
- Quarterly pest service

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