Buyers Want To Know

3092 INDIGO NIGHT LN

The Basics

- Builder/year built: Tri Pointe Homes, Osprey plan, 2022
- Home warranty: TriPointe Homes Structural warranty through 2032
- HOA: Lake House | $2,400/year (mandatory)
- Tax rate: 1.8311%, no MUD taxes
- Prior year taxes: $4,622 (with seller's exemptions)

Schools (Katy ISD)

- Elementary: James & Mitzi Cross Elementary
- Junior High: Haskett Junior High
- High School: Freeman High School

Age of Major Items

- Roof: 2022
- A/C and furnace: 1 unit each, 2022, serviced every 6 months
- Water heater: Rinnai tankless (gas), 2022
- Cooktop, oven, microwave and dishwasher: 2022
- Flooring and carpet: 2022
- Interior and exterior paint: 2022
- Fence: 2022

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Gas or Electric?

- Heat: Gas
- Cooktop: Gas
- Oven: Electric
- Fireplace: Electric
- Dryer: Electric
- Water heater: Gas (tankless)
- Outdoor kitchen: Gas and electric lines

Utilities & Providers

- Electric: AE Energy | avg $75 to $250/month
- Gas: SiEnergy | avg $20 to $100/month
- Water & sewer: City of Katy water (Quadvest) | avg $80 to $130/month
- Trash: Best Trash (through HOA) | Monday and Thursday
- Internet & cable: Xfinity

Good to Know

- Gated: pool, gym, splash pad, playground, trails, conference center
- Stays: draperies, fireplace, light fixtures, outdoor kitchen, garage racks
- Not included: washer, dryer, refrigerator
- HVAC serviced every 6 months; quarterly pest control
- Full yard Sprinkler system and full house rain gutters

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