



19403 Sapphire Circle - Architect, Donald Gardner

Interior Highlights

Double Paned Windows throughout
MUD Room with custom storage
Oversized Laundry room convenient sink, custom cabinetry, bench
storage & laundry chute
“Lazy Susan” Storage Cabinet in Kitchen
“Bread Storage” Cabinet in Kitchen
Engineered Hard Wood Floors
Granite Breakfast Bar & Island Kitchen with storage
Granite Kitchen Counters
Custom cabinetry includes exposed dish storage
Under Cabinet Lighting
Crown molding *select rooms
Formal Dining Room with Crown Molding & Bay Window
5 Burner, GE Gas Stove-top
Stainless Steel GE Double Oven/Convection Oven/Warmer
Bosch Stainless Steel Dishwasher
Interior Sherwin Williams Agreeable Gray Paint - Sept. 2019
2 Carrier AC Units installed -2018
Ducts & Returns added for optimum air flow
All Bedrooms have ceiling fans & unique built in shelving & storage
Windows professionally cleaned by Sunspot Services - Sept. 2019
Wood Burning Fireplace
Soaking Tub in Owners Retreat/Ensuite Bath
HIS/HER Vanities in Owners Retreat/Ensuite Bath
Game-room located upstairs with abundance of storage
Spacious Family Room with Vaulted Ceiling
Bay Window in Owners Retreat

Exterior Highlights

Fiber Optics / Wifi Installed for high speed access
Roof 30 yr. shingle roof installed - August 2018 **transferrable warranty available*
Quadvest City Water Meter installed **available for hook-up*
Water Well updated Pump - 2018
16 Acres with stocked fishing pond, "camping area" with cleared trails
on 10 of the 16 acres **located behind the pasture land*
Irrigation System 125 heads/22 zones covers est. 3 acres
Self-Cleaning Pool with rock waterfall **est. depth 4-8'*
Pentair Whisperflo 2-Horsepower pool pump - Sept. 2019
Electric Wrought Iron Gate Entry with keypad & remote
Oversized Driveway from road to house
2 Stable Barn with Tack Storage Shed
Two Pastures privately fenced for livestock division
Chicken Pens/Coop
Auto-Watering System for Livestock
2 Car Garage with automatic door opener
1 Car Garage insulated with AC **currently a craft/hobby space could be converted*
Keyless Entry select exterior doors

Indigo Lake Estates Community Features

www.ilepoa.com

Private Lake for fishing, boating, water sports with beach area.
Private boat launch, Horse Friendly Community,
Walking & Biking Trails, Horse Trails, Private Park Access,
Soccer, Softball, Baseball Fields & Covered Basketball court
Arena for Equestrian Events, Community Center/Clubhouse,
Easy access to major roadways - Grand Parkway 99, Tollways,
LOW TAXES, NO MUD TAX, Zoned to Magnolia ISD
***Neighborhood Features to be confirmed by Buyer/Agent*

Acresage Maintenance Equipment offered on a Bill of Sale

2015 John Deere Tractor - 4105 Tractor **details on bill of sale*
2015 John Deere XUV 825 SF Camo **details on bill of sale*
2015 Zero Turn Commercial Mower Z915 B/54 **details on bill of sale*

