

20214 INDIGO LAKE DR MAGNOLIA TX 77355

• MAIN HOUSE

- CUSTOM BUILT 3,886 SQFT HOME WITH STONE & WOOD EXTERIOR
- 4 BEDROOM | 3.5 BATHROOM
- HIGH CEILINGS (10' 1ST FLOOR, 9' 2ND FLOOR)
- WOODLOOK PORCELAIN FLOORING
- CUSTOM TILE WORK & CABINETS THROUGHOUT
- INTERIOR & EXTERIOR CUSTOM DESIGN WOOD DOORS
- SOFT CLOSE CABINETS
- SELF CLOSING HINGES ON MOST INTERIOR DOORS
- SOLID SURFACE COUNTERTOPS
- PROFESSIONAL SERIES GE STAINLESS STEEL APPLIANCES
- 5 BURNER GAS STOVE COOKTOP
- WOODEN PLANTATION SHUTTERS THROUGHOUT
- INSULATED PELLA BRAND EXTERIOR WINDOWS
- STUDY WITH BUILT IN DESK (DOWNSTAIRS)
- OVERSIZED GAME ROOM (UPSTAIRS)
- DOWNSTAIRS HIDDEN FLEX SPACE (CURRENTLY A 'CHRISTMAS CLOSET'; PERFECT SPACE FOR A WINE ROOM)
- WHOLE HOUSE WATER SOFTENING SYSTEM
- TANKLESS WATER HEATER SYSTEM
- SPRAY FOAM INSULATION IN ALL EXTERIOR APPLICATIONS (ADDITIONAL SOUND DAMPENING INSULATION IN CEILING & WALL OF MASTER BEDROOM)
- HIGH EFFICIENCY HVAC SYSTEM(5 TON DUAL ZONE, 4 TON DUAL ZONE & 2 TON UNITS)
- PREWIRED TO ACCOMMODATE GENERATOR INSTALLATION
- 3 CAR GARAGE WITH CEDAR TRIMMED DOORS AND ACCESS TO THE UPSTAIRS GAME ROOM
- OUTDOOR GAS FIREPLACE ON BACK PATIO

20214
INDIGO LAKE DR

MAIN HOUSE
FEATURES LIST

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20214 INDIGO LAKE DR MAGNOLIA TX 77355

- GUEST HOUSE
 - TUDOR STYLE HOME W/ STONE & WOOD EXTERIOR
 - 4 BEDROOM | 2 BATHROOM | 1,983 SQFT
 - 2 STORY LAYOUT WITH UPSTAIRS MASTER LOFT WITH 11X8 WALK IN CLOSET & EN SUITE BATHROOM
 - DESIGNED FOR CONVERSION TO AN OVERSIZED 3 CAR (OR RV & SINGLE CAR) GARAGE
 - SLATE FLOORING
 - HIGH CEILINGS
 - CUSTOM TILE WORK & CABINETRY THROUGHOUT
 - INTERIOR & EXTERIOR ALL WOOD DOORS
 - GRANITE COUNTERTOPS
 - STAINLESS STEEL APPLIANCES
 - 4 BURNER GAS STOVE
 - WOODEN PLANTATION SHUTTERS THROUGHOUT
 - INSULATED EXTERIOR WINDOWS
 - TANKLESS WATER HEATER SYSTEM
 - CENTRAL HVAC SYSTEM
 - LIVING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, LAUNDRY LOCATED DOWNSTAIRS
 - CUSTOM BUILT INS THROUGHOUT
 - COVERED EXTERIOR PORCH
- PROPERTY FEATURES
 - 3.29 ACRES
 - +250' OF LAKE FRONT (NO WAKE ZONE AREA)
 - PIER/BOAT DOCK
 - WOODED PARCEL CREATES PRIVACY FROM IMMEDIATE NEIGHBORS
 - FULL PROPERTY FENCING
 - ELECTRONIC, GATED ACCESS
 - 18' X 40' METAL BUILDING W/ELECTRICITY & 12X12 OVERHEAD COILING DOOR
 - 10 X12 STORAGE SHED

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INDIGO LAKE DR
GUEST HOUSE &
PROPERTY
FEATURES LIST

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