



Feature Sheet

17 Indigo Illusion Circle, Tomball, TX 77377

Security System with 2 keypads (wired for more)

8' knotty alder wood doors throughout entirety

Wood & Real Stone (Travertine flooring downstairs and all porches)

Entryway:

- Double Doors (wood)
- Barreled ceiling
- 8 ½" baseboards throughout
- Groin ceiling off entryway

Study:

- Stained wood/glass doors (pocket doors) arched
- Wood beams on ceiling
- 3 ½ foot paneling
- 12' ceiling
- Wood plantation shutters in office Built-ins



Dining Room:

- 8 ½” baseboards throughout
- 8 ½” molding on ceiling

Living area:

- 16’ ceiling
- Wood beams on ceiling
- Built-in
- Oversized wood burning fireplace with gas
- Cast stone fireplace
- Surround Sound Speakers
- Store front doors (3 sets) (all real wood)
- 1 set of store front doors are functional

Wine Room:

- Iron Doors
- Groin ceiling (travertine ceiling)
- Built-in storage for wine bottles
- Wine refrigerator



Kitchen:

- All custom cabinets
- Jenn-Air appliances
- 48” range (2 ovens) stainless 6 burner with griddle
- Pullout spice racks on either side of oven range
- 48” Jenn-Air refrigerator
- Under counter lighting
- Upper cabinet lighting
- Bricked barreled ceiling
- Vent hood (antique painting with decorative corbels)
- Oversized island (10’ 6” wide x 5’ 3” deep)
- Island has storage along entire width with corbels matching the oven vent
- Island is antiqued painted
- Cast iron sink – apron/farmhouse kitchen sink split 60/40

Butler’s pantry:

- Oven (3rd)
- Custom cabinets’ bottom and top
- Under counter lighting
- Granite counters



Pantry:

- Oversized walk-in pantry with tons of shelves
- Built-in spice racks
- Bedrooms:
- 3 down
- 2 upstairs
- All bedrooms have molding on ceiling and 8 ½” baseboards
- Wood plantation shutters
- Downstairs is all wheelchair accessible
- Master bath and guestroom have roll-in showers
- All bedrooms have built-in chest of drawers in closets
- All bedrooms except for master have 10” ceilings

Master bed:

- Wood beams on ceiling
- 11’ ceiling
- Anti-room off master before entering master bath
- Master bath:
- Oversized shower for 2 (double heads) with bench
- Shower has travertine lining floor walls and ceiling



- Built-in shower storage
- Travertine lines the floor
- Oversized vanities (his and hers)
- Custom framed mirrors (lights are mounted on mirrors) (his and hers)
- Chandelier in center of bathroom
- Oversized tub with built-ins on front and back of tub going to ceiling
- Plantations shutters at tub and wood shutters in toilet room
- Separate closets with built-ins
- Barreled ceiling with accent lighting along the barrel on both sides
- Marble vanities with marble also surrounding tub

2nd bedroom downstairs:

- Wood plantation shutters
- Bench seat with storage
- Bathroom (marble tile with marble on ceiling) shower and bathtub
- Travertine floors in bathroom
- Built-ins in shower
- Custom framed mirror
- Granite vanity



3rd bedroom downstairs:

- Wood floors
- Bathroom has travertine floors with decorative stone in shower
- Shower has bench with built-in storage
- Custom framed mirror
- Granite vanity

4th & 5th bedroom upstairs: (jack and jill bathroom – with pocket doors)

- Bathroom is travertine flooring with travertine oversized shower with bench and built-in
- Customer framed mirrors with lighting mounted on them
- Granite vanities
- Hallway – wood flooring



Upstairs:

- Game room/media room (split level) recessed ceiling in media area
- Built-in along entire width of room
- Surround sound
- Granite counters for eating in room
- Window seat with storage under

Study area upstairs:

- Built-in with under counter lighting
- Granite counter

Built in desk area behind kitchen:

- Customer built-in area with granite counter

Mudroom:

- Built-in desk area for 2 with granite counters
- Bench seating with storage under and racks for coats/backpacks
- Travertine floors



Laundry room:

- Double door entry
- Large utility sink with pullout faucet
- Travertine floors
- Gas or electric dryer hookup

Garage:

- Approx. 1600 sqft
- (2) 12x12 foot doors
- 8x16 foot door
- 14 ft ceiling
- Built-in workbench and cabinets
- Additional 150 amp panel in garage (wired for outbuilding)
- 50 amp camper plug in garage
- 13 x 19 storage room over garage with full staircase

Outdoor:

- Entire property fenced (wood fencing with horse wire) (no animals getting in or out)
- Electric gate (with keypad and remotes)
- 22 kw home generator (Generac)
- Regulation Mega Slam basketball goal with painted court
- Circle driveway around garage



- 1300 sq ft covered porches
- (455 sq ft) 18.5ft x 24.5 ft covered porte cochere
- Gutters
- Multiple electrical boxes for outdoor lighting
- Outlets in soffits all around house
- 360 degree flood light coverage
- Solar landscape lighting
- (3) water spigots along back fence line
- Complete sprinkler system coverage (28) zones

Outdoor kitchen:

- Full outdoor kitchen including large grill, double cooktop burners, 20"x 36" built-in commercial hibachi/griddle, large sink with pullout faucet, refrigerator (stainless steel slide out trash, stainless steel compartments under sink, grill and hibachi grill)
- (2) coaxial and Ethernet connections on back porch (1 is over fireplace and 1 at outdoor kitchen)
- Built-in tv box at outdoor kitchen
- Surround sound speakers
- Large oversized fireplace (wood with gas connection)