

List of Features & Updates

30402 Indigo Falls Drive, Brookshire, Texas, 77423

Welcome to this stunning J. Patrick Home!!

Perfect finishes and upgrades and BETTER THAN NEW!

Home Features:

- Walking distance to the Clubhouse, Pool and Playground.
- Few Feet from the Lake Walking Trail
- 5 Bedroom, 4 Full Baths & 1 Half Bath
 - **3 of the Bedrooms are Suites!!**
- Large Private Study with French Doors
- Media Room
- Game Room
- Entry with New Designer Ceiling Fixture and Two Story Ceilings
- 3 Car Attached Garage
- High Ceilings & Double Pane Windows throughout the Home
- Ample Backyard
 - ◊ Large Concrete Patio around the 52 Feet Long Pool
 - ◊ 1,200 Sqft of Artificial Turf
 - ◊ Heated Pool and Spa with custom night lighting
 - ◊ Covered Patio
 - ◊ Remote Operated Sun Shade in Patio

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Additional Features:

- Kitchen overlooking the extensive Family Room
 - ◊ Stainless Steel Built-in Appliances
 - ◊ Polished Brass Finishes on Cabinet Door Handles
 - ◊ Granite Countertops
 - ◊ New Designer Pendent Lights
- Oversized Family Room Features
 - ◊ Two Story Ceilings
 - ◊ Fireplace
 - ◊ New Ceiling Light Fixture
- Primary Bedroom located at the back of the property
 - Overlooks the Pool Area
 - Bay Window with space for a Sitting Room.
 - New Wall Sconces and Ceiling Fan
- Primary Bathroom Features
 - ◊ Double Sinks
 - ◊ Separate Bath and Shower
 - ◊ Closet with built in Custom Closets
 - ◊ Built-in Vanity in Closet

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The Realty in Houston Group

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Additional Updates and Upgrades:

- Custom closets in 4 bedrooms
- Smart home automation features
 - ◊ App-controlled sprinkler system
 - ◊ Lighting
 - ◊ HVAC System with UV air cleaner
 - ◊ Locks
 - ◊ Cameras
 - ◊ Pool and Spa
- Whole house Surge Protector
- Dedicated Circuit for commercial treadmill