

on Market  
**\$1,300,000**

Call (609) 694-6656 Today!

## SINGLE-FAMILY, 4 BEDS, 3 FULL & 3 HALF BATH(S)

1.5 acre property in Indigo Lakes Estates. 4 bedroom – almost 6000 square feet home with a brand new (May 2022) 30 year roof. Two primary bedrooms and bathrooms, one on the first floor and one up. Open concept kitchen with island, breakfast bar and eat-in kitchen. Grand foyer with curved staircase greets you when you enter the home. Formal living area with wet bar, 2 story windows and custom painted domed ceiling. Informal living space with fireplace is open to the kitchen. Brand new carpet installed in all the bedrooms. Upstairs is an all wood library/office space. Game room is the center of the upstairs area; ample room for a pool table or a media room as a few options. Stairs off the kitchen and utility room lead to a separate mother-in-law/game room space over the garage. Entire property cross fenced and fenced, barn with 2 stalls, and separate building/workshop. Workshop has built in shelving and storage.

### GENERAL DESCRIPTION

- Subdivision:** Indigo Lake Estates 02  
**Property Type:** Single-Family  
**Bedrooms:** 4  
**Baths:** 3 Full & 3 Half  
**Stories:** 2  
**Garage:** 2 / Attached  
**Style:** Traditional  
**Year Built:** 1996  
**Building Sqft:** 5,956 / Appraisal District  
**Lotsize:** 60,984 / Appraisal District  
**Maintenance Fee:** \$1,000 / Annually  
**Market Area:** Magnolia/1488 West  
**Key Map:** 245D  
**MLS# / Area:** 75170435 / 15



Get in touch  
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Visit <https://www-v2.har.com/75170435> for more information