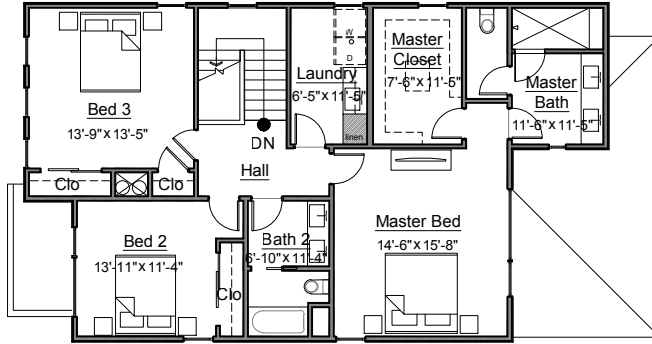


# Golden Ratio Homes

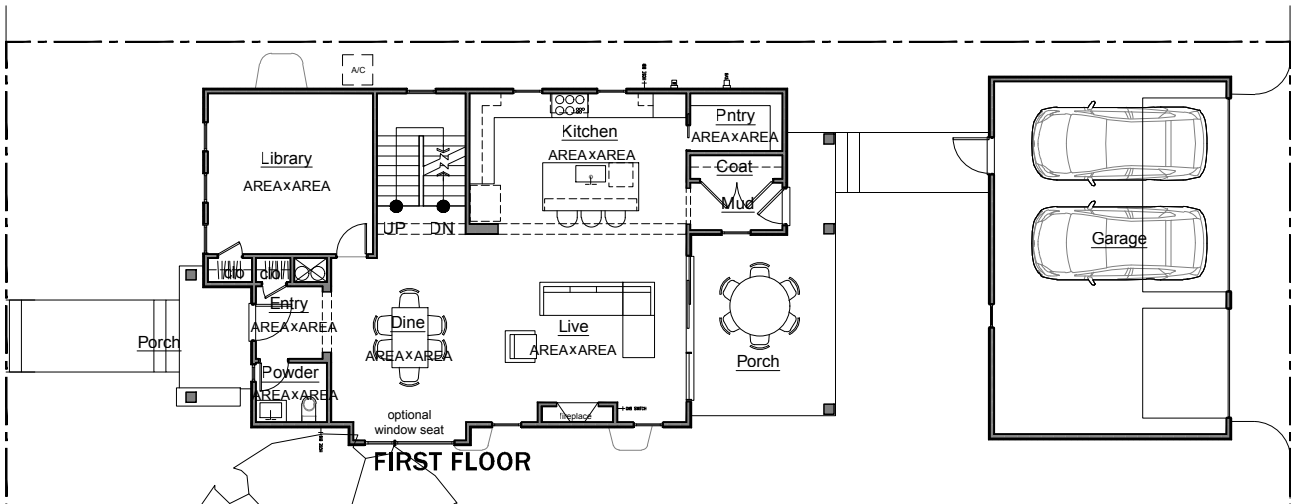
# Fantail

Tina Pasquinelli  
(317) 777-1723  
Tina@GoldenRatioHomes.com

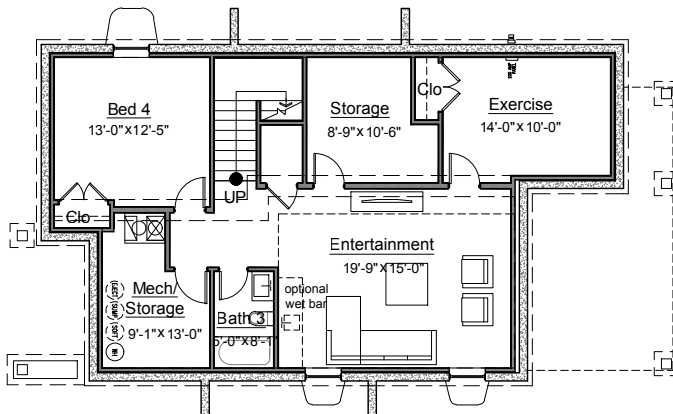
1901 Talbott St.



**SECOND FLOOR**

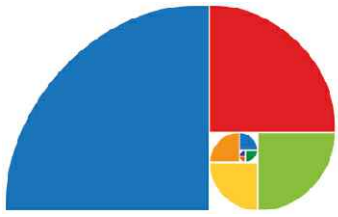


**FIRST FLOOR**



**BASEMENT**

Renderings and floor plans are for display purposes only.  
Actual product may vary and may change without notice.

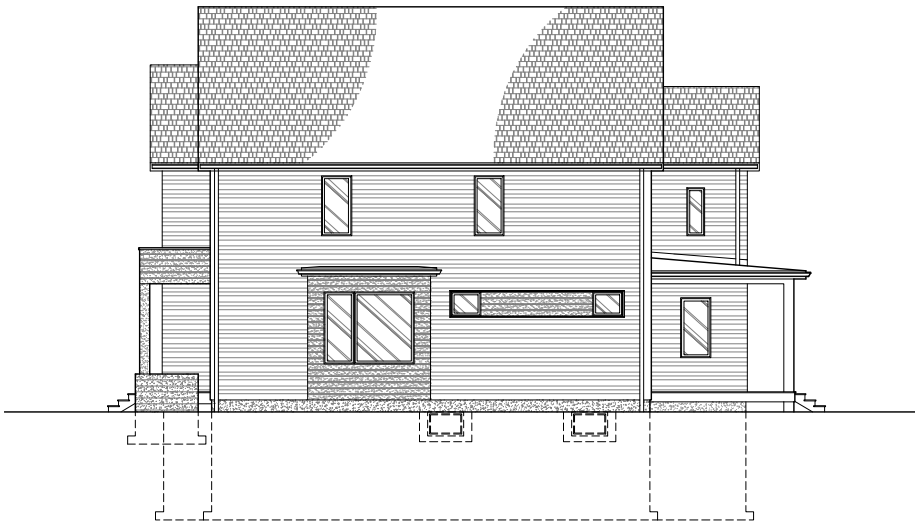


# Golden Ratio Homes

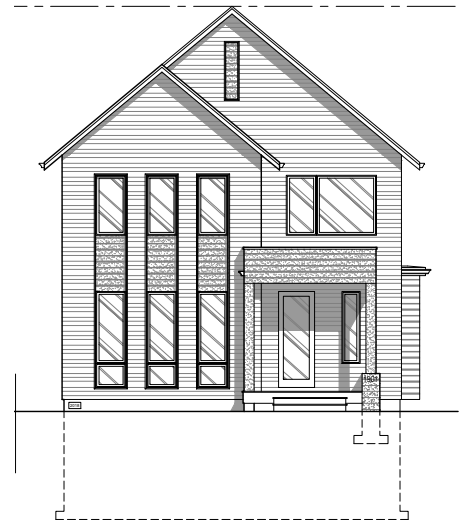
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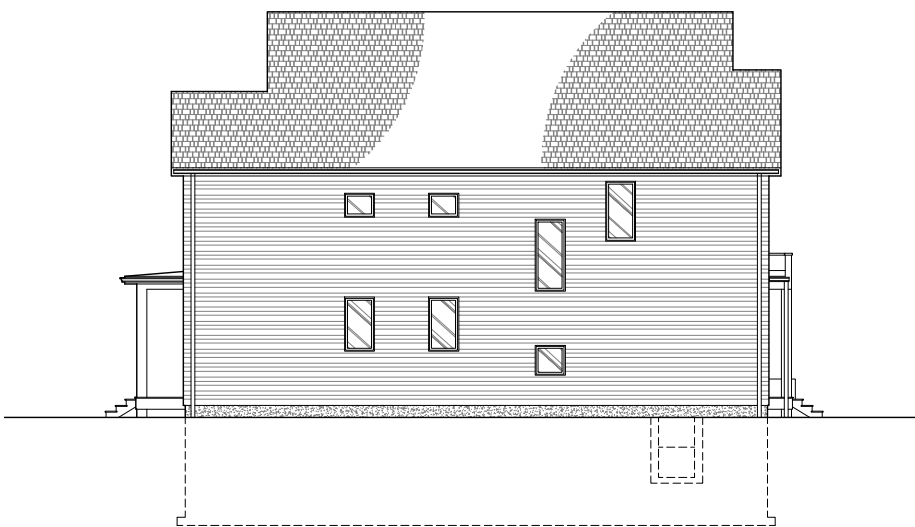
1901 Talbott St.



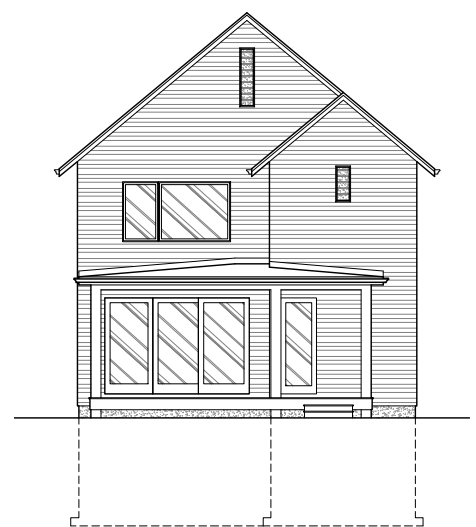
SIDE ELEVATION (NORTH)



FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)

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# *Fantail*

## *Herron-Morton*

*1901 N. Talbott St.  
Indianapolis, IN 46202*

*3564 Square Feet*

**ALL THE LUXURY FEATURES INCLUDED IN YOUR GOLDEN RATIO HOME...**

### **KITCHEN FEATURES**

- CUSTOM HANDCRAFTED CABINETS
- QUARTZ COUNTERTOPS
- BOSCH GAS COOKTOP
- BOSCH DISHWASHER
- BOSCH WALL ELECTRIC OVEN/MICROWAVE
- BOSCH STAINLESS STEEL HOOD FAN
- GARBAGE DISPOSAL
- DOUBLE BOWL STAINLESS STEEL SINK
- ICE MAKER PRE-PLUMB
- PENDANT LIGHTS OVER ISLAND
- TILE BACKSPLASH

### **EXTERIOR FEATURES**

- HARDIPLANK SIDING
- LOW MAINTENANCE EXTERIOR SOFFITS & TRIM
- ANDERSON WINDOWS WITH LOW E
- OBSCURE GLASS WINDOW MASTER BATH
- FIBERGLASS ENTRY DOORS TO HOUSE WITH DEADBOLTS
- DIMENSIONAL ROOF SHINGLES
- CONCRETE DRIVEWAY
- 2 FROST FREE HOSE BIBS
- LANDSCAPED HOME SITE WITH SOD

### **LUXURIOUS BATHS AND CLOSETS**

- CUSTOM HANDCRAFTED CABINETS
- CERAMIC FLOORS ALL FULL BATHS
- QUARTZ COUNTERTOPS ALL BATHS
- LAMINATE TOP LAUNDRY
- MASTER SHOWER WITH SHOWER HEAD & HAND-HELD SPRAYER
- TILED MASTER SHOWER WALLS & FLOOR CUSTOM BUILT ON-SITE
- TUB WITH TILE WALLS BATH 2
- THREE-PIECE TUB/SHOWER BATH 4
- LAMINATE SHELVES MASTER BEDROOM CLOSET & PANTRY, ALL OTHER CLOSETS WIRE

### **QUALITY CONSTRUCTION FEATURES**

- FORCED AIR HEATING SYSTEM – ZONED
- 13 SEER AIR CONDITIONING
- 50 GALLON GAS WATER HEATER
- R-38 CEILING & R-15 WALL INSULATION
- BLOWER DOOR TESTED
- STEEL OVERHEAD GARAGE DOORS
- WATER SOFTENER ROUGH IN
- DIRECT VENT FIREPLACE
- BATTERY BACK UP FOR SUMP PUMP SYSTEM
- 2 – 10 HOME BUYERS WARRANTY

### **INTERIOR FEATURES**

- WOOD FLOOR – ENTRY, LIVE/DINE, KITCHEN, MUD, & BATH 3
- CERAMIC FLOOR – LAUNDRY ROOM, MASTER BATH, BATH 2 & 4
- CARPET – ALL BEDROOMS, LANDING & STAIRS, LIBRARY, EXERCISE ROOM, STORAGE CLOSET & ENTERTAINMENT ROOM
- JELD-WEN MADISON INTERIOR DOORS
- PRE-WIRE FOR CEILING FANS – LIBRARY, MASTER BEDROOM, BEDROOM 2 & 3
- 9' CEILINGS
- CROWN MOLDING 1<sup>ST</sup> FLOOR & MASTER BEDROOM

### **LAUNDRY AND OTHER FEATURES**

- ELECTRIC PROVIDED FOR FUTURE CONNECTION TO CLOTHES DRYER
- LAUNDRY CABINETS FOR STORAGE
- BUILT IN LAUNDRY TUB
- KITCHEN PANTRY
- LOWER LEVEL
  - ENTERTAINMENT ROOM
  - BEDROOM 4 & BATH 4
  - EXERCISE ROOM & FINISHED STORAGE CLOSETS