

# Golden Ratio Homes

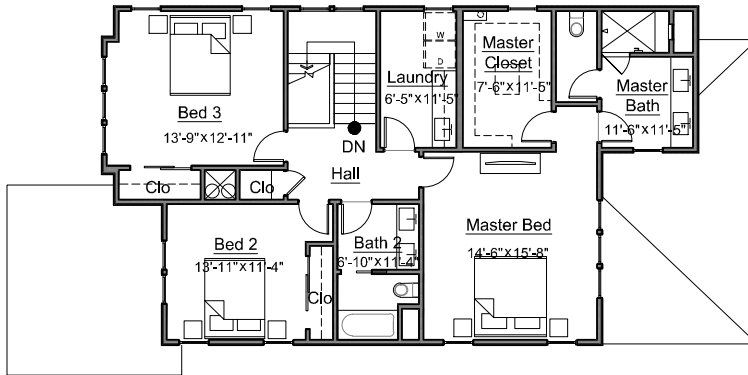
# Fantail

Tina Pasquinelli

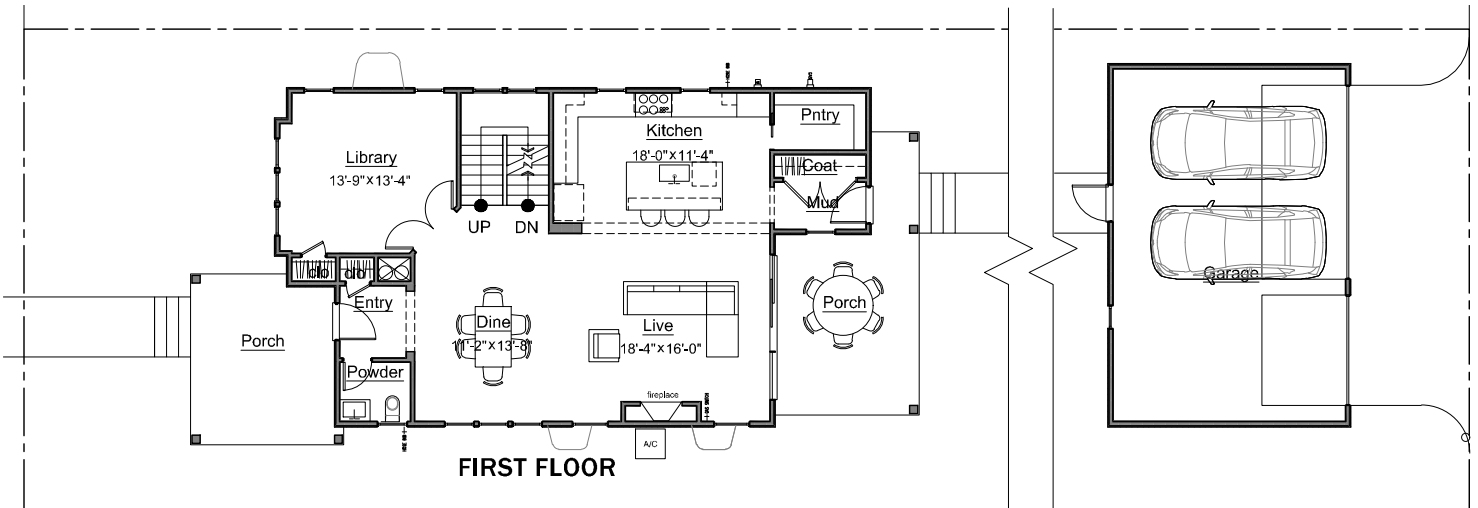
(317) 777-1723

Tina@GoldenRatioHomes.com

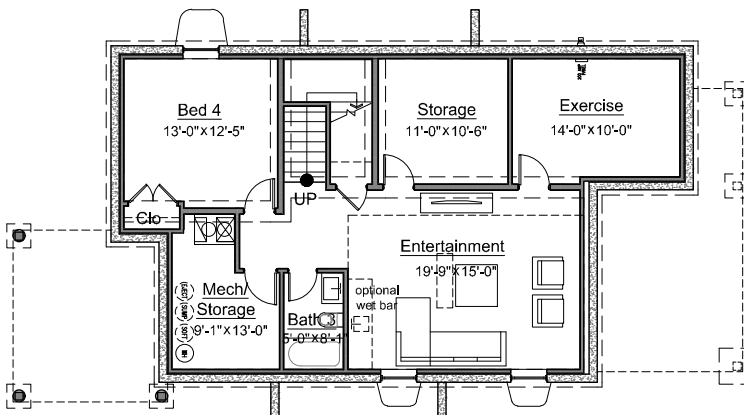
1803 North New Jersey Street



SECOND FLOOR

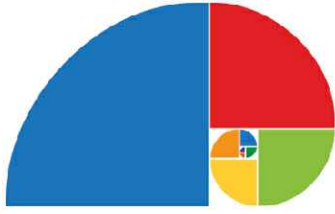


FIRST FLOOR



BASEMENT

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

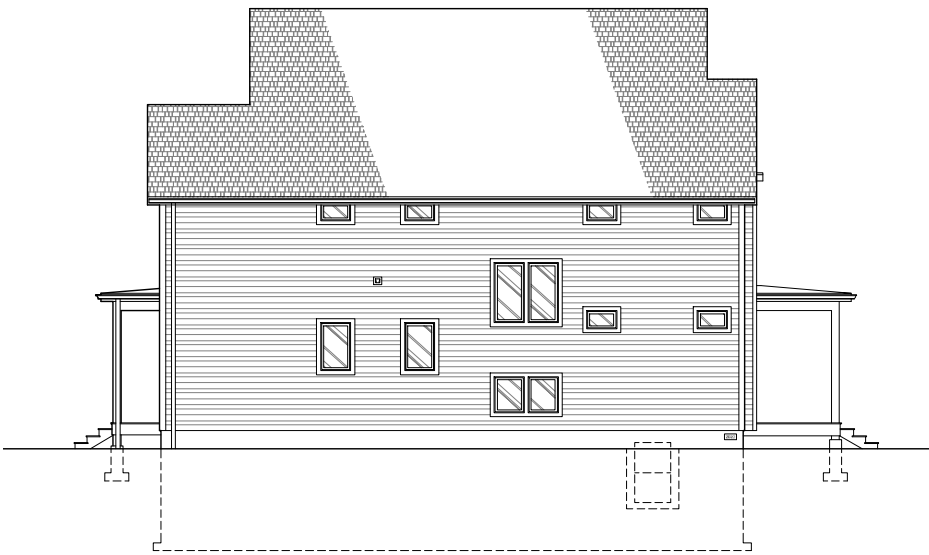


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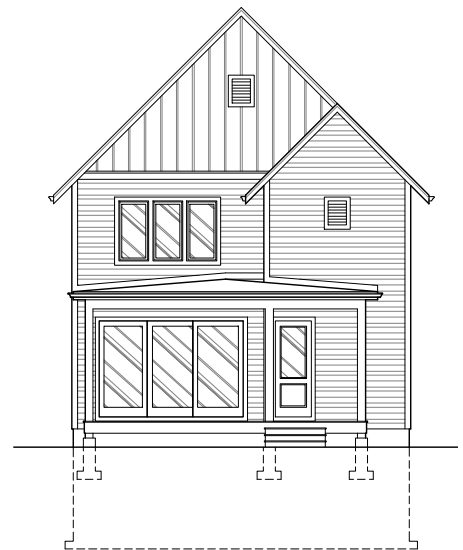
SIDE ELEVATION (NORTH)



FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)

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# *Fantail*

## *Herron-Morton*

*1803 N New Jersey St.  
Indianapolis, IN 46202*

*3549 Square Feet*

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

### *KITCHEN FEATURES*

- DISTINCTIVE FULL OVERLAY CABINETS
- HARD SURFACE COUNTERTOPS
- BOSCH GAS COOKTOP
- BOSCH DISHWASHER
- BOSCH WALL ELECTRIC OVEN & MICROWAVE
- 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*

- TILE FLOORS ALL FULL BATHS
- HARD SURFACE COUNTERTOPS
- MASTER SHOWER WITH SHOWER HEAD & HAND-HELD SPRAYER
- TILED MASTER SHOWER WALLS
- TUB WITH TILE WALLS BATH 2
- THREE PIECE TUB/SHOWER BATH 4
- MELAMINE SHELVES MASTER BD 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
- HUMIDIFIER ROUGH IN
- DIRECT VENT FIREPLACE
- BATTERY BACK UP FOR SUMP PUMP SYSTEM
- 2 – 10 HOME BUYERS WARRANTY

### *INTERIOR FEATURES*

- WOOD FLOOR ON FIRST FLOOR
- TILE FLOOR – LAUNDRY ROOM, MASTER BATH, BATH 2 & 4
- CARPET – ALL BEDROOMS, LANDING & STAIRS TO LOWER LEVEL, EXERCISE ROOM, STORAGE CLOSET & ENTERTAINMENT ROOM
- JELD-WEN CRAFTSMAN III INTERIOR DOORS
- PRE-WIRE FOR CEILING FANS –MASTER BEDROOM & BACK PORCH
- 9' CEILINGS
- CROWN MOLDING 1<sup>ST</sup> FLOOR

### *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 CLOSET