

Golden Ratio Homes

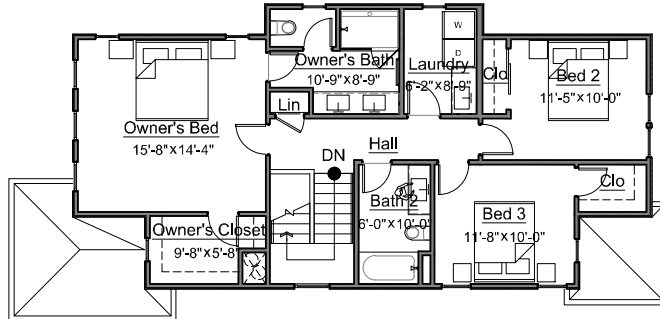
Pratt

Tina Pasquinelli

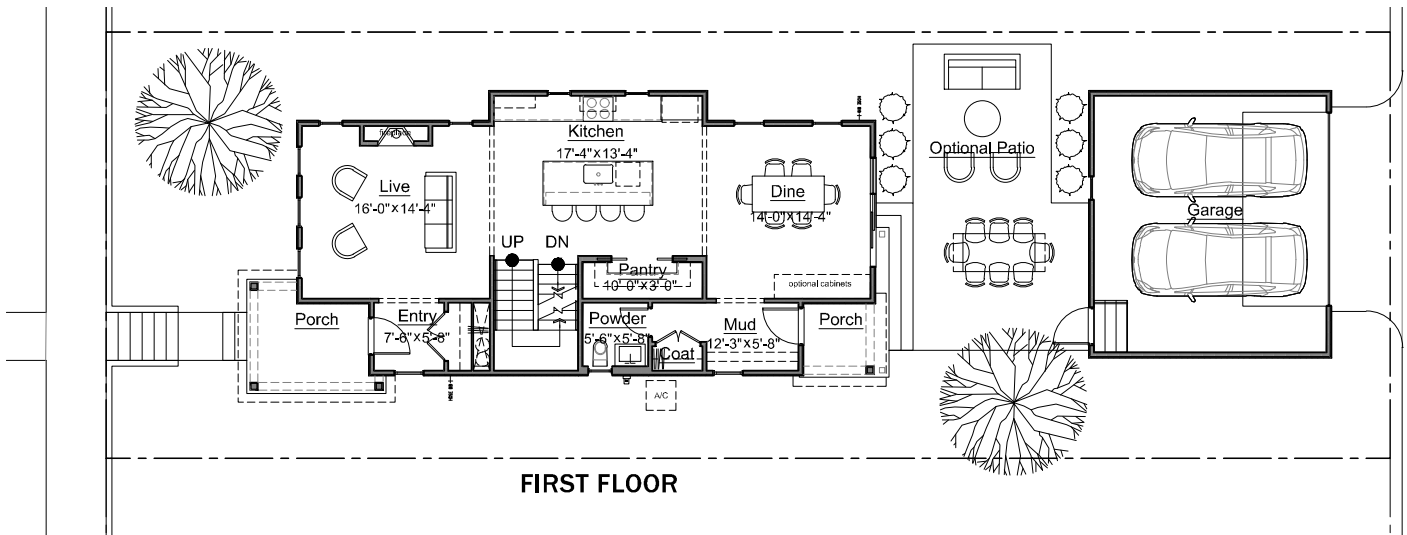
(317) 777-1723

Tina@GoldenRatioHomes.com

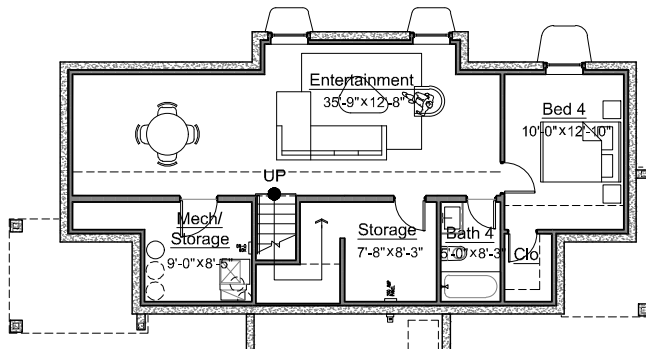
2053 Talbott Street



SECOND FLOOR

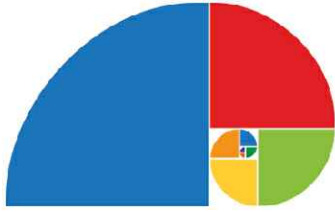


FIRST FLOOR



BASEMENT

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

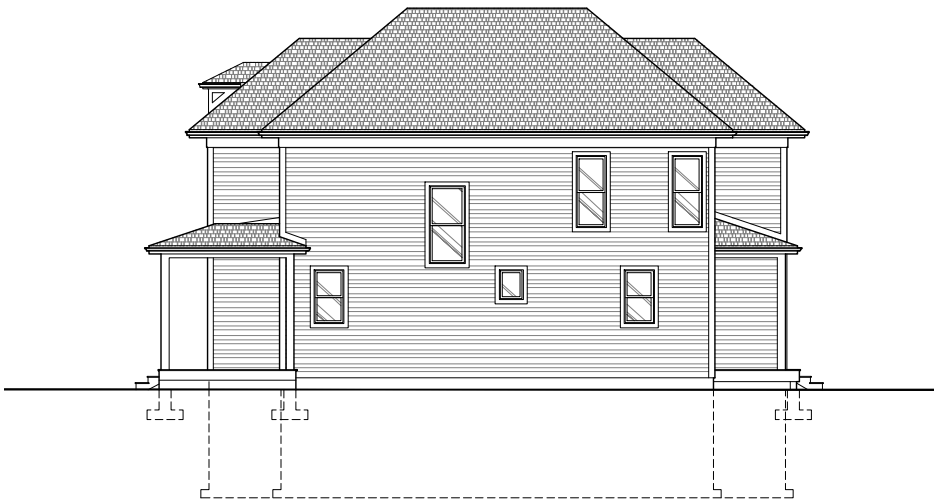


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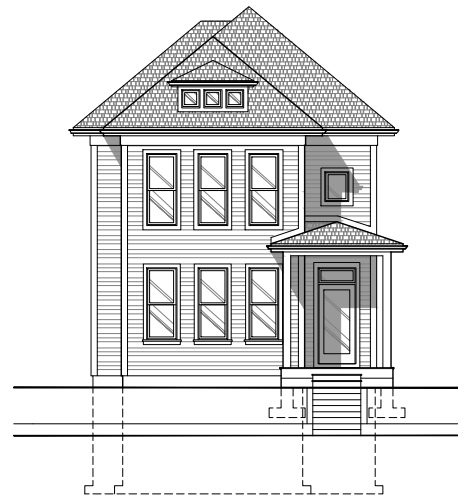
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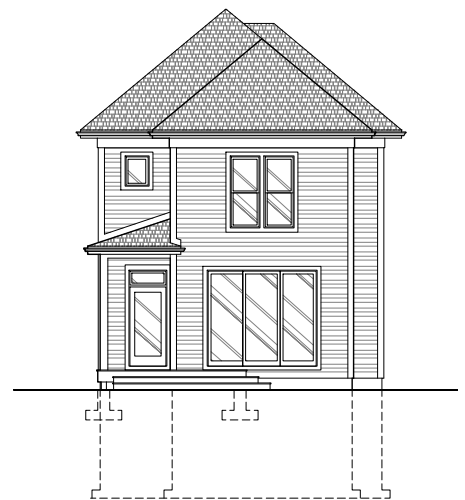
SIDE ELEVATION (SOUTH)



FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)

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Herron-Morton
2053 N Talbott Street
Indianapolis, IN 46202

2849 Square Feet

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

KITCHEN FEATURES

- NATURAL OR ENGINEERED STONE COUNTERTOPS
- WHIRLPOOL GAS RANGE
- WHIRLPOOL DISHWASHER
- SHARP 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 OWNER BATH
- FIBERGLASS ENTRY DOORS TO HOUSE WITH DEADBOLTS
- DIMENSIONAL ROOF SHINGLES
- CONCRETE DRIVEWAY
- 2 FROST FREE HOSE BIBS
- LANDSCAPED HOME SITE WITH SOD & 2 TREES
- OVERSIZE 2 CAR GARAGE - UNFINISHED

LUXURIOUS BATHS AND CLOSETS

- TILE FLOORS ALL FULL BATHS
- NATURAL OR ENGINEERED STONE COUNTERTOPS
- TILED OWNERS SHOWER WALLS
- TUB WITH TILE WALLS BATH 2
- THREE-PIECE TUB/SHOWER BATH 4
- MELAMINE SHELVES OWNERS 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 DOOR
- WATER SOFTENER ROUGH IN
- DIRECT VENT FIREPLACE
- BATTERY BACK UP FOR SUMP PUMP SYSTEM
- 2 – 10 HOME BUYERS WARRANTY

INTERIOR FEATURES

- WOOD FLOOR ON FIRST FLOOR
- WOOD STAIRS TO 2ND FLOOR
- TILE FLOOR –OWNER BATH, LAUNDRY, BATH 2 & 4
- CARPET – ALL BEDROOMS, 2ND FLOOR HALLWAY, STAIRS TO BASEMENT, EXERCISE ROOM, STORAGE CLOSET & ENTERTAINMENT ROOM
- JELD-WEN INTERIOR DOORS
- PRE-WIRE FOR CEILING FANS –OWNER BEDROOM & PORCH
- 9' CEILINGS

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
 - FINISHED STORAGE CLOSET