

Golden Ratio Homes

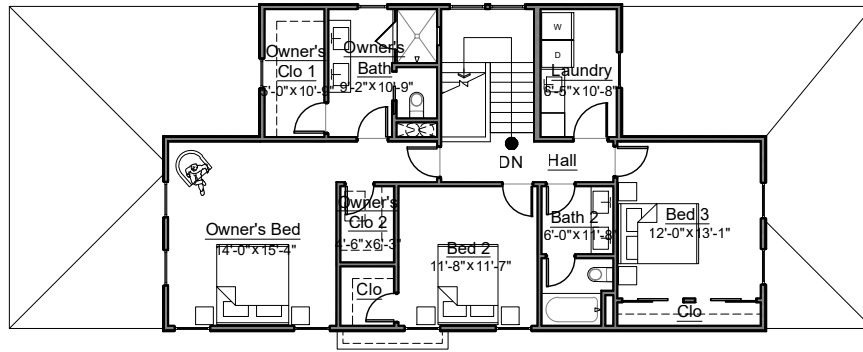
Hubbard

Tina Pasquinelli

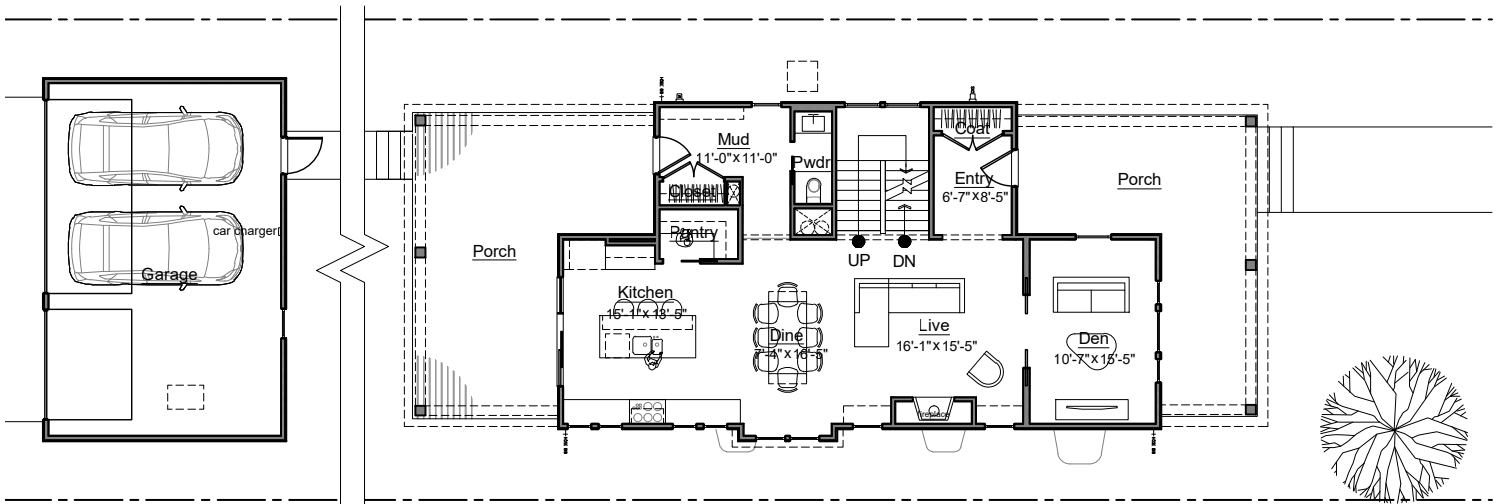
(317) 777-1723

Tina@GoldenRatioHomes.com

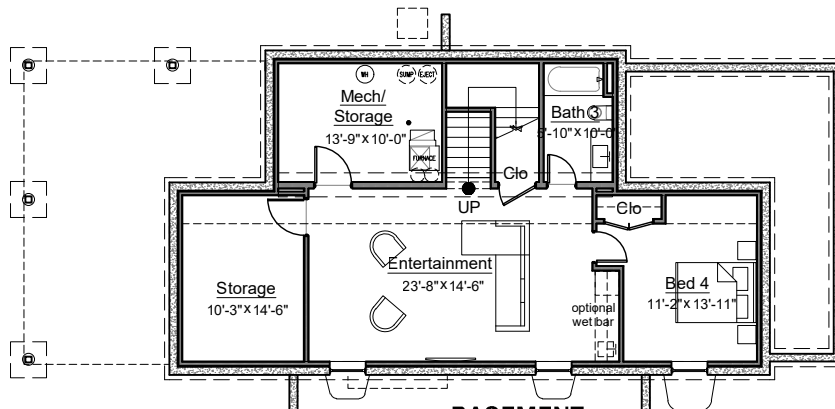
2052 Central Avenue



SECOND FLOOR

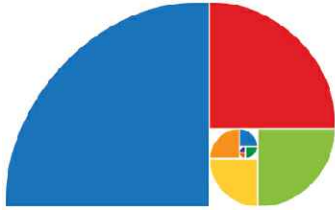


FIRST FLOOR



BASEMENT

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



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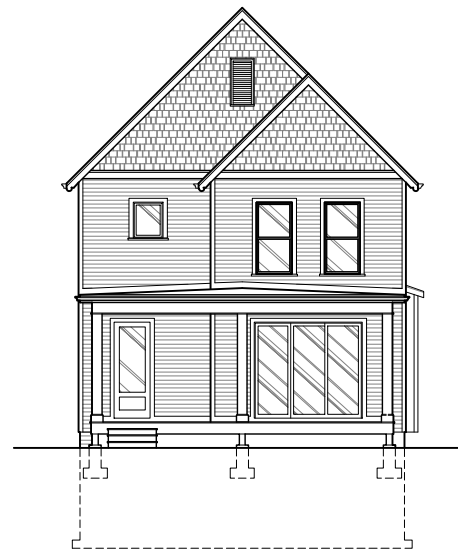
SIDE ELEVATION (SOUTH)



FRONT ELEVATION (EAST)



SIDE ELEVATION (NORTH)



REAR ELEVATION (WEST)

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Hubbard

Herron-Morton

2052 Central Ave.
Indianapolis, IN 46202

3398 Square Feet

\$865,000

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

KITCHEN FEATURES

- NATURAL OR ENGINEERED STONE COUNTERTOPS
- CAFÉ 36" SMART ALL-GAS COMMERCIAL-STYLE RANGE WITH 6 BURNERS
- CAFE DISHWASHER
- BROAN FAN WITH CABINET STYLE EXTERIOR
- 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'S BATH
- FIBERGLASS ENTRY DOORS TO HOUSE WITH DEADBOLTS
- DIMENSIONAL ROOF SHINGLES
- CONCRETE DRIVEWAY
- 2 FROST FREE HOSE BIBS
- LANDSCAPED HOME SITE WITH SOD
- 3 CAR GARAGE - UNFINISHED

LUXURIOUS BATHS AND CLOSETS

- TILE FLOORS ALL FULL BATHS
- NATURAL OR ENGINEERED STONE COUNTERTOPS
- OWNER'S SHOWER WITH SHOWER HEAD & HAND-HELD SPRAYER
- TILED OWNER'S SHOWER WALLS
- TUB WITH TILE WALLS BATH 2
- THREE-PIECE TUB/SHOWER BATH 3
- MELAMINE SHELVES OWNER'S BEDROOM CLOSET & PANTRY, ALL OTHER CLOSETS WIRE

QUALITY CONSTRUCTION FEATURES

- FORCED AIR HEATING SYSTEM 96.5% EFFICIENT & ZONED
- 14 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 ON FIRST FLOOR, STAIRS TO 2ND FLOOR & 2ND FLOOR HALLWAY
- TILE FLOOR – LAUNDRY ROOM, OWNER'S BATH, BATH 2 & 3
- CARPET – ALL BEDROOMS, STAIRS TO BASEMENT, STORAGE CLOSETS & ENTERTAINMENT ROOM
- JELD-WEN INTERIOR DOORS
- PRE-WIRE FOR CEILING FANS –OWNER'S BEDROOM & BACK PORCH
- 9' CEILINGS

OTHER FEATURES

- EV OUTLET IN GARAGE
- BRILLIANT SMART HOME SYSTEM – 2 CONTROLS & 15 DIMMERS
- SMART THERMOSTAT – HONEYWELL LYRIC
- SMART DOORBELL – RING
- PROGRAMABLE ENTRY DEADBOLTS – KWIKSET
- SMART OVERHEAD DOOR OPERATOR - GENIE
- ELECTRIC CLOTHES DRYER CONNECTION
- KITCHEN PANTRY
- LOWER LEVEL INCLUDES
 - ENTERTAINMENT ROOM
 - BEDROOM 4 & BATH 3
 - FINISHED STORAGE CLOSETS
- TURF IRRIGATION SYSTEM