

Golden Ratio Homes

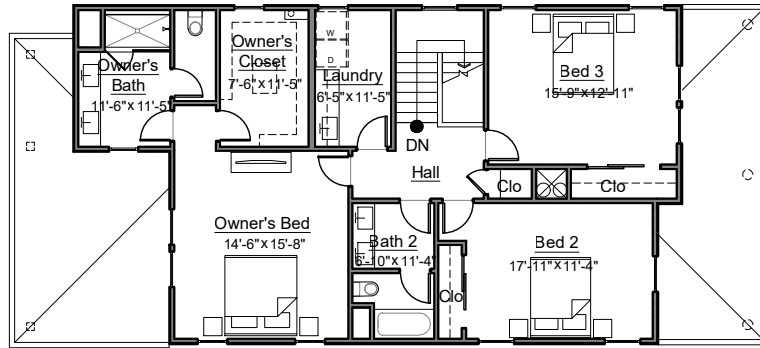
Fantail

Tina Pasquinelli

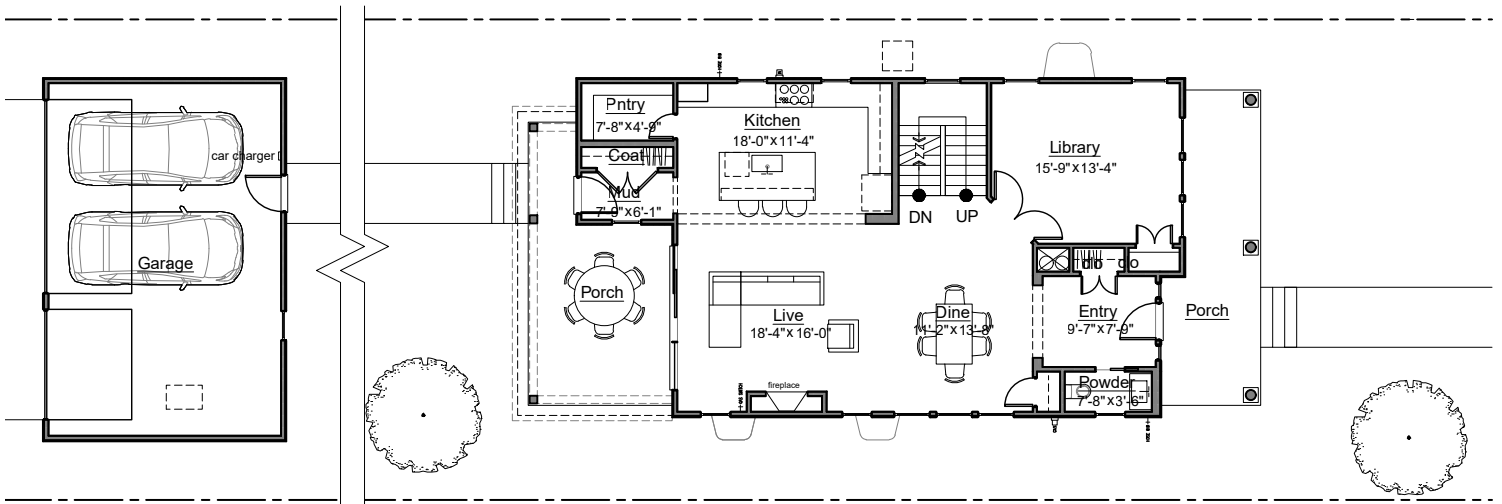
(317) 777-1723

Tina@GoldenRatioHomes.com

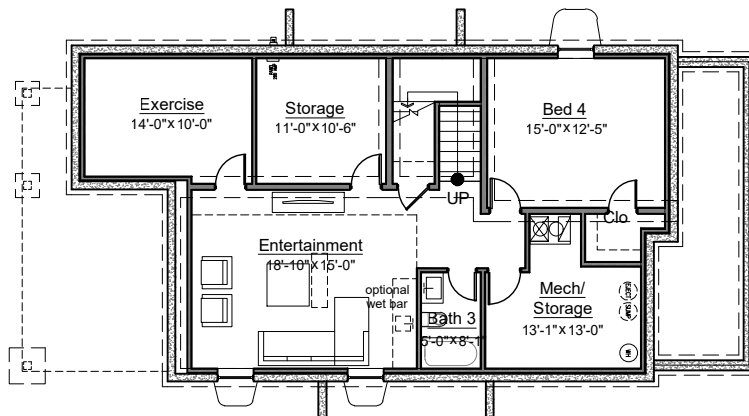
2048 Central Avenue



SECOND FLOOR

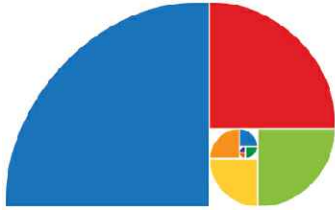


FIRST FLOOR



BASEMENT

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



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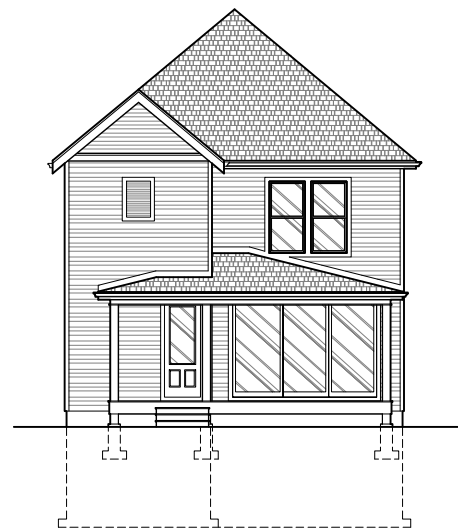
SIDE ELEVATION (SOUTH)



FRONT ELEVATION (EAST)



SIDE ELEVATION (NORTH)



REAR ELEVATION (WEST)

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Fantail

Herron-Morton

***2048 Central Ave.
Indianapolis, IN 46202***

3789 Square Feet

\$885,000

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 OWNER'S BATH WINDOW
- 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 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, ENTRY & PANTRY, ALL OTHER CLOSETS WIRE

QUALITY CONSTRUCTION FEATURES

- FORCED AIR HEATING SYSTEM 96.5% EFF.- 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 EXCEPT PR, STAIRS TO 2ND FLOOR & SECOND FLOOR HALL
- TILE FLOOR - LAUNDRY ROOM, OWNER'S BATH, PR, BATH 2 & 3
- CARPET - ALL BEDROOMS, STAIRS TO BASEMENT, EXERCISE ROOM, 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
 - EXERCISE ROOM
 - FINISHED STORAGE ROOM
- TURF IRRIGATION SYSTEM