

Golden Ratio Homes

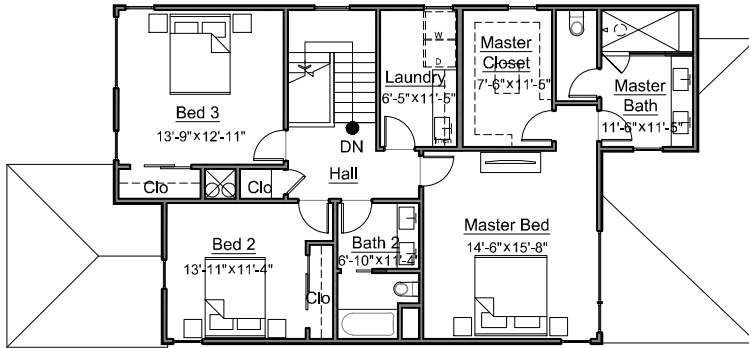
Fantail

Tina Pasquinelli

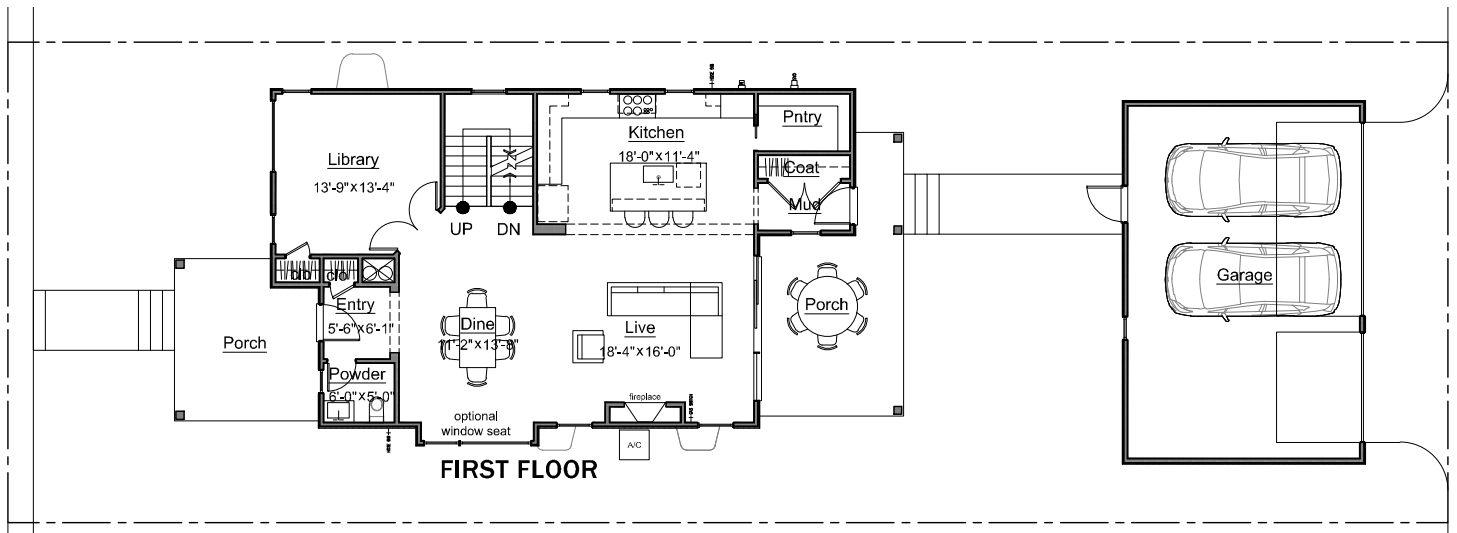
(317) 777-1723

Tina@GoldenRatioHomes.com

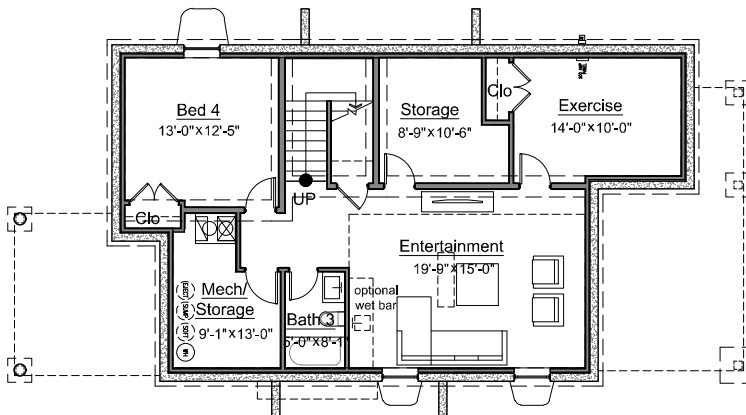
2149 North Pennsylvania Street



SECOND FLOOR

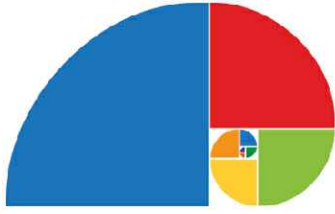


FIRST FLOOR



BASEMENT

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

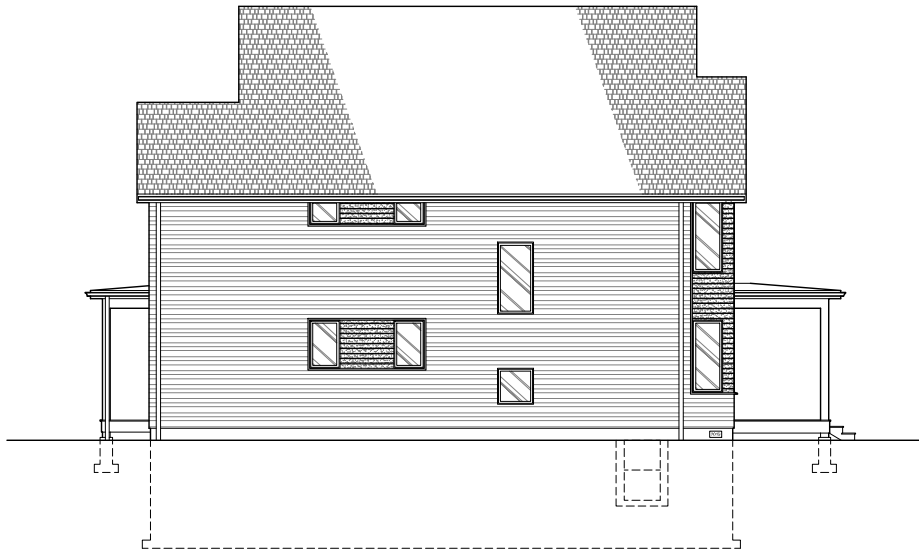


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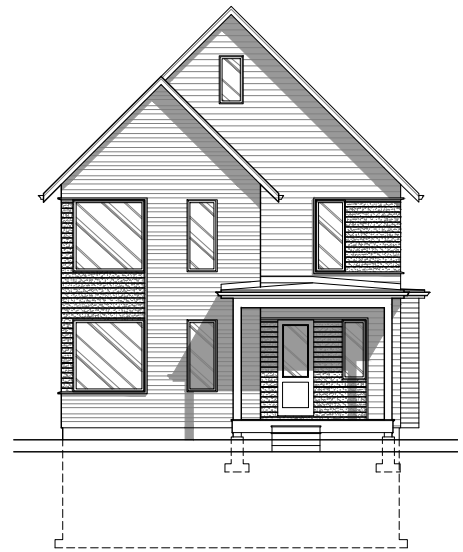
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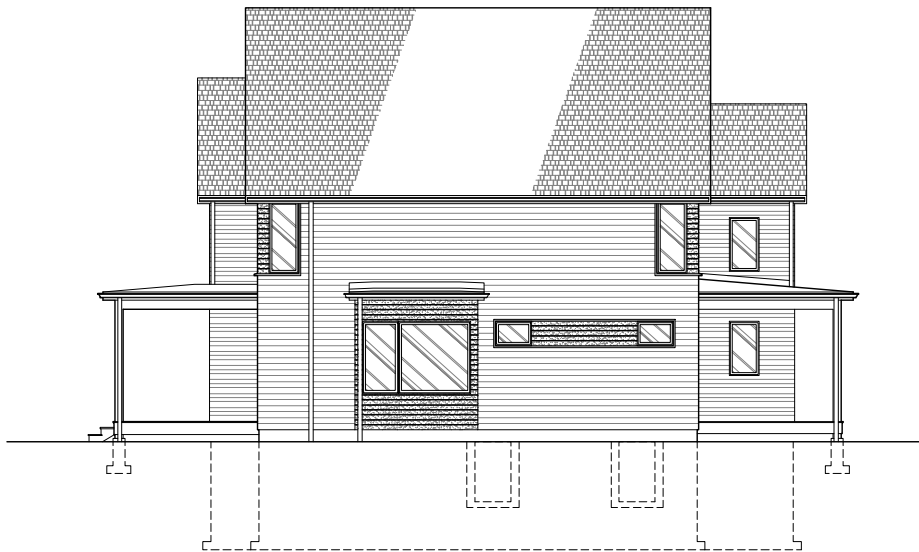
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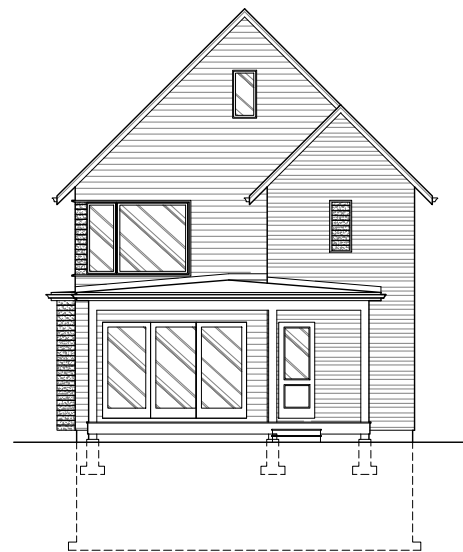
SIDE ELEVATION (NORTH)



FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)

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Fantail

Herron-Morton
2149 N Pennsylvania St.
Indianapolis, IN 46202

3564 Square Feet

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

KITCHEN FEATURES

- CUSTOM CABINETS
- HARD SURFACE COUNTERTOPS
- BOSCH GAS COOKTOP
- BOSCH DISHWASHER
- BOSCH WALL ELECTRIC OVEN/MICROWAVE
- STAINLESS STEEL HOOD FAN HOUSING
- 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
- 3 CAR GARAGE - UNFINISHED

LUXURIOUS BATHS AND CLOSETS

- CUSTOM CABINETS
- CERAMIC FLOORS ALL FULL BATHS
- HARD SURFACE COUNTERTOPS
- 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 & TILE SURROUND
- BATTERY BACK UP FOR SUMP PUMP SYSTEM
- 2 – 10 HOME BUYERS WARRANTY

INTERIOR FEATURES

- WOOD FLOOR ON FIRST FLOOR
- CERAMIC FLOOR – LAUNDRY ROOM, MASTER BATH, BATH 2 & 4
- CARPET – ALL BEDROOMS, LANDING & STAIRS, EXERCISE ROOM, STORAGE CLOSET & ENTERTAINMENT ROOM
- JELD-WEN MADISON INTERIOR DOORS
- PRE-WIRE FOR CEILING FANS –MASTER BEDROOM & BACK PORCH
- 9' CEILINGS
- CROWN MOLDING 1ST

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