

# Fantail

## Herron-Morton

2048 Central Ave.  
Indianapolis, IN 46202

**\$890,000**

**3789 Square Feet**

**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 22.1 FRENCH-DOOR REFRIGERATOR
- 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
- **AND, IF CLOSED BY 11/08/24**
- GE 5.0 cu. ft. Smart Front Load ENERGY STAR STEAM WASHER & GE 7.8 CU. FT. CAPACITY SMART FRONT LOAD ELECTRIC DRYER

### **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
- TURF IRRIGATION SYSTEM

### **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 & 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 2<sup>ND</sup> 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 & EXERCISE ROOMS
  - BEDROOM 4 & BATH 3
  - FINISHED STORAGE ROOM