

# SADDLEBROOK AT SHELBORNE 2

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## STEP UP TO QUALITY



3448 Homestretch Drive Carmel, IN 46032  
5,422 Square Feet

\$711,000 (As Built & Lot)  
\$459,900 (Base Plan)

### SADDLEBROOK AT SHELBORNE

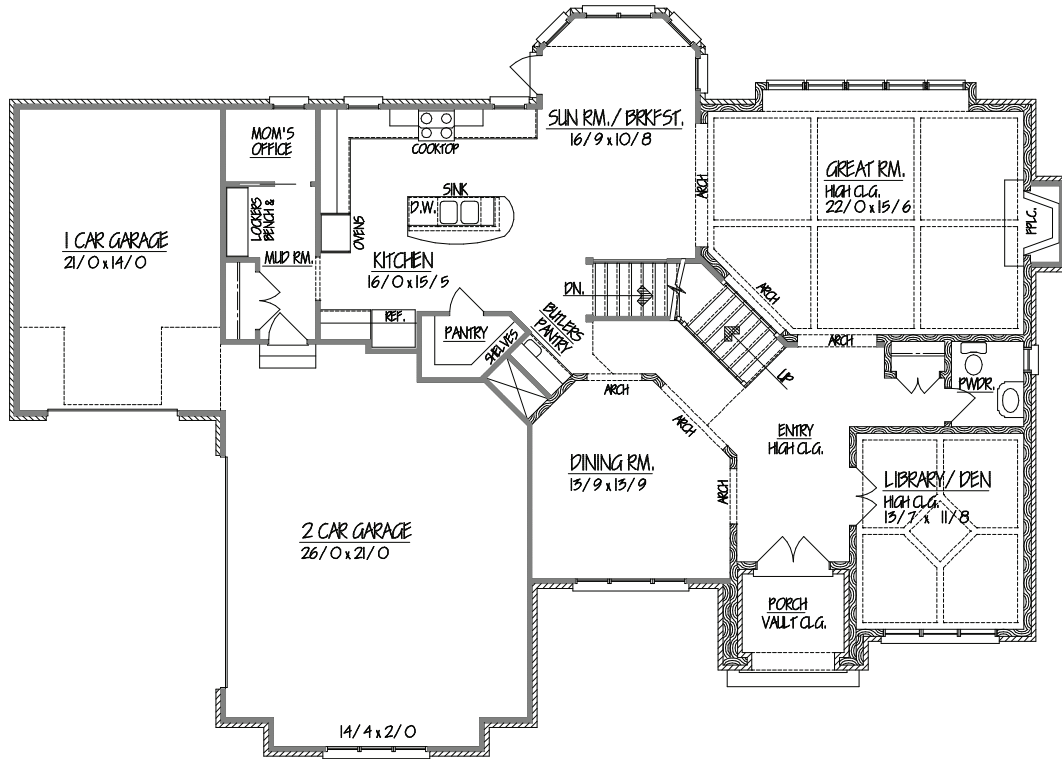
Saddlebrook is a truly custom home community in Carmel, Indiana featuring some of Indy's best custom builders. It's geographically ideal and combines natural beauty with convenience. Water features, open spaces, and nature walking trails leading to neighboring West Park complement the water-and tree-lined lots. As part of the Carmel Clay School District, students from Saddlebrook can attend some of the best public schools in Indiana; the elementary and intermediate schools are located just a few blocks to the north. Minutes from Indy's high-end shopping malls, local restaurants, grocery stores, banking, and medical facilities, Saddlebrook at Shelborne is smartly located between Meridian Street and Michigan Road northern corridors just north of I-465.

**HOMES** *by* **REXBROWN**  
*Custom Built Quality Since 1993*

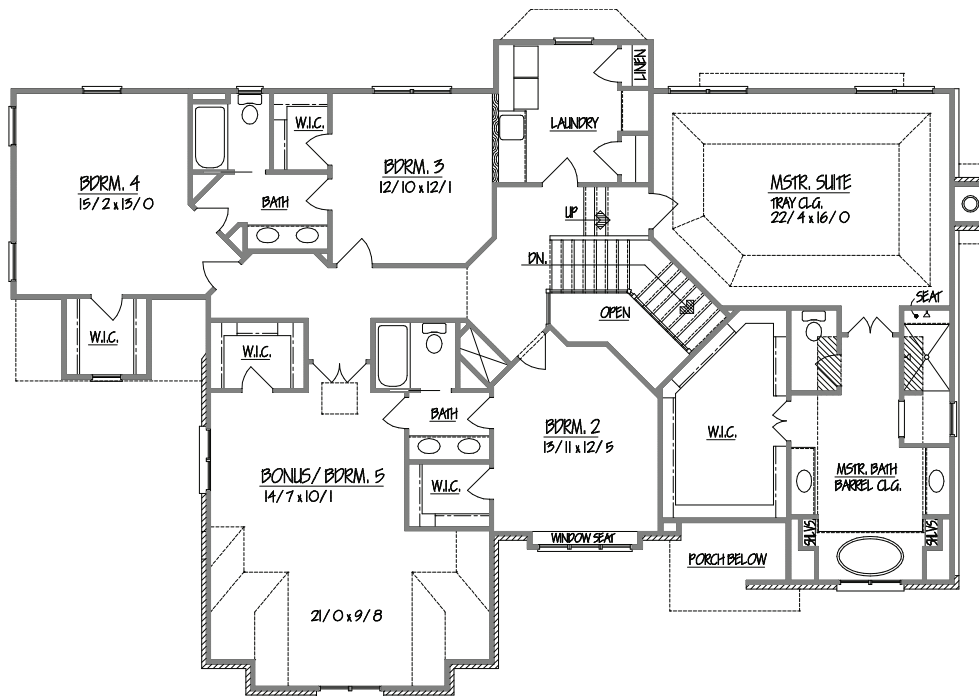
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MAIN FLOOR 1,677 SQ. FT.



SECOND FLOOR 2,396 SQ. FT.



## HOMESITE & FLOORPLAN

Homesite 2 is private. It backs up and connects to a large 4 acre common area. The home with French Country architecture has beautiful rustic brick with arches, rustic custom stained shutters, large windows, and a dramatic entry. It features an oversized garage with one front loading bay for easy access, and spectacular floor plan that flows around the main staircase which is open to lower level.

11' high ceilings are featured through much of main level: library/den, great room, powder room with a 2-story center section over the main stairway.

6 Bedrooms, 4.5 baths with two Jack & Jill bathrooms. 2nd floor includes 4 traditional bedrooms with connecting bathrooms with a 5th much larger bedroom/bonus/studio. The 6th bedroom is located in the finished lower level.

The lower level is finished to the same high standards as the entire home and includes: 9' ceilings, bedroom/gym, full bath, large custom wet bar, and large open areas for gaming and media rooms. (Appliances for wet bar are available upon request.)

The attached side-load garage is larger, accommodates (3) full size cars, is fully finished, and includes automatic garage door openers and a digital entry keypad for walk-up access. The garage doors are custom built to match the French design and are finished with hinges and handles to complete the carriage door theme.

The large kitchen with butler's pantry has two windows directly over the counter tops and is nicely finished with custom cabinets that are painted soft white with a light mocha glaze, granite countertops, and a large island that serves both for work and accommodates dining.

The built-in appliances are stainless steel, 36" pro-style gas range, 2nd built-in oven and microwave, all surrounded by a custom stone backsplash and under cabinet task lighting.

The rear entry foyer off garage flows into a large mud room with custom built-in lockers, coat closet, and a rear option room that can be serve as a rear office, additional finished storage, or other unique purpose room.

A very large 2nd floor laundry room is nicely finished with built-in cabinets, folding area counter tops, large utility sink and drying / hanging rod, a linen closet, and a broom closet.

The lovely master bedroom suite overlooks the rear yard. It includes a very large custom finished dressing room that features a built-in seat. The elegant master bathroom includes 2 built in 48"+ wide vanities with marble tops, framed mirrors, and designer lighting. Bathing options include an oversized custom shower with

2 shower systems and a built-in air-flow whirlpool bathtub.

All bedrooms are large, include a large walk-in closet, and connect to full bathrooms.

## FINISH LEVEL OF HOME

The front door is a 8' tall, arched top, mahogany, stained to blend with the floors. Windows are Jeld-Wen brand casement.

Entire main floor is finished with 5" wide hardwood. The 2nd floor and lower level have upgraded Frieze carpet.

Bathroom and laundry floors are upgraded, custom level ceramic tile and stone.

All bathroom counter tops are solid granite with under-top mounted bowls.

Commodes throughout the home are designer level style, elongated, comfort height, with soft-close seats, and have color coordinated trip levers. All meet today's water conservation standards.

Bathroom accessories match each bathroom's design style and are color coordinated to faucets. Shower doors are also color matched and have clear glass.

Lighting throughout the home includes many recessed can lights and custom selected designer level light fixtures.

All interior doors are solid core with oil rubbed bronze hardware and lever style doorknobs. Door styles are a raised panel design with arches.

Crown molding is used throughout the main floor, lower level, 2nd floor common areas, and in master bedroom. The great room has large beams and crown molding.

Main level baseboard trim is 7"+ tall; 2nd floor and lower level is finished with 5"+. All window and door casing is 3-1/2" wide. All interior millwork is custom level.

All interior hardware (doorknobs, doorstops, hinges, brackets, etc.) and most faucets are oil rubbed bronze color.

Kitchen and butler faucets are color coordinated in stainless steel to match appliances. The lower level is finished in all stainless steel color to create an up-town design style.

Stair handrails are 'over the top' style, with stained newel posts and rails. Spindles are copper rubbed iron with center knuckles.

The gas fireplace in the great room is operated by a wall switch, and is surrounded by custom stone work. The fireplace mantel is custom designed and built on site.

The home's interior is painted in rich, darker colors. Millwork is painted in a soft white matching the ceilings, and the walls are painted a lovely contrasting darker color.

## MECHANICAL SYSTEMS & EXTERIOR LIVING

Finished lower level is well protected with 2 main electric sump pumps & battery back-up system.

All main rooms are pre-wired for Cat-5 Network and coax TV jacks. (Not all system configurations can be accommodated as wired. Special design changes are available upon request.)

An alarm system is pre-roughed in with wiring for future finish options.

The front porch, and all service sidewalks are finished in upgraded exposed aggregate.

Homesite is fully landscaped with trees, shrubs, and planting beds. Turf is finished with pre-grown sod in front and side yards; rear yard is seeded.

All turf areas are irrigated with a programmable, automatic sprinkler system.

## REX'S COMMITMENT TO CHANGE THESE SPECIFICATIONS

Rex Brown is passionate about building custom homes and he's constantly working to offer the most innovative and elegant ideas for each home, so specifications often change throughout the building process. It's expected to see different styles and ideas in each home. These general specifications were developed before construction started and serve as a reference to the finish level and quality of the home. Up-to-date information is available upon request.