

# SADDLEBROOK AT SHELBORNE 77

## STEP UP TO QUALITY



3274 Whispering Pines Lane Carmel, IN 46032  
4,189 Finished Square Feet

\$599,900 (As Built & Lot)  
\$378,000 (Base Plan)

### SADDLEBROOK AT SHELBORNE

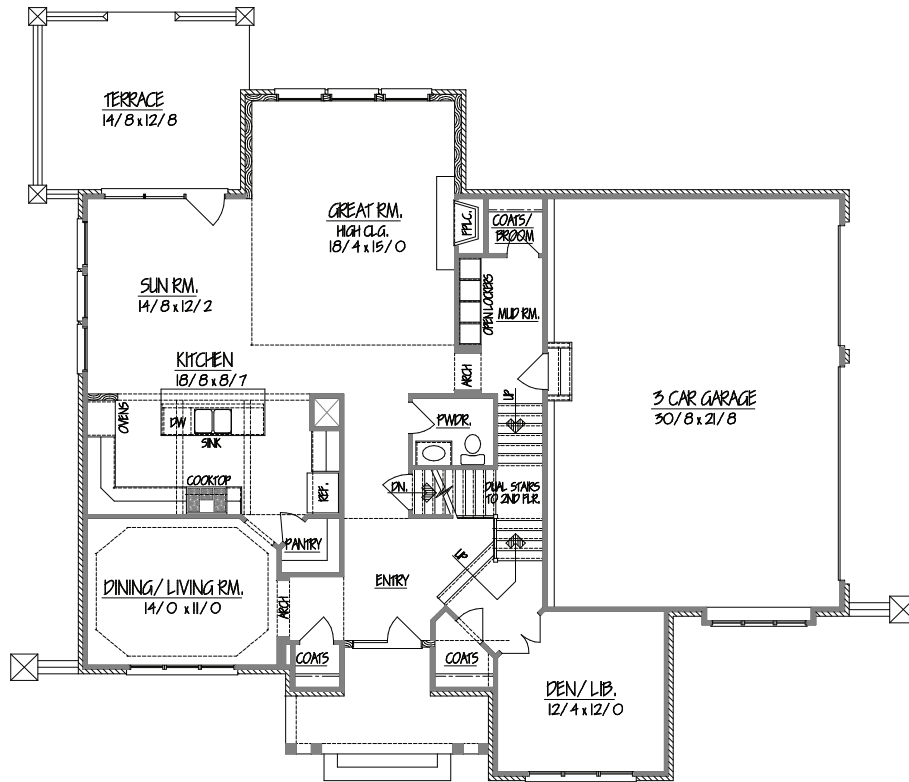
Saddlebrook is a truly custom home community in Carmel, Indiana featuring some of Indy's best custom builders. It's geographically ideal and combines natural beauty with convenience. Water features, open spaces, and nature walking trails leading to neighboring West Park complement the water-and tree-lined 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*

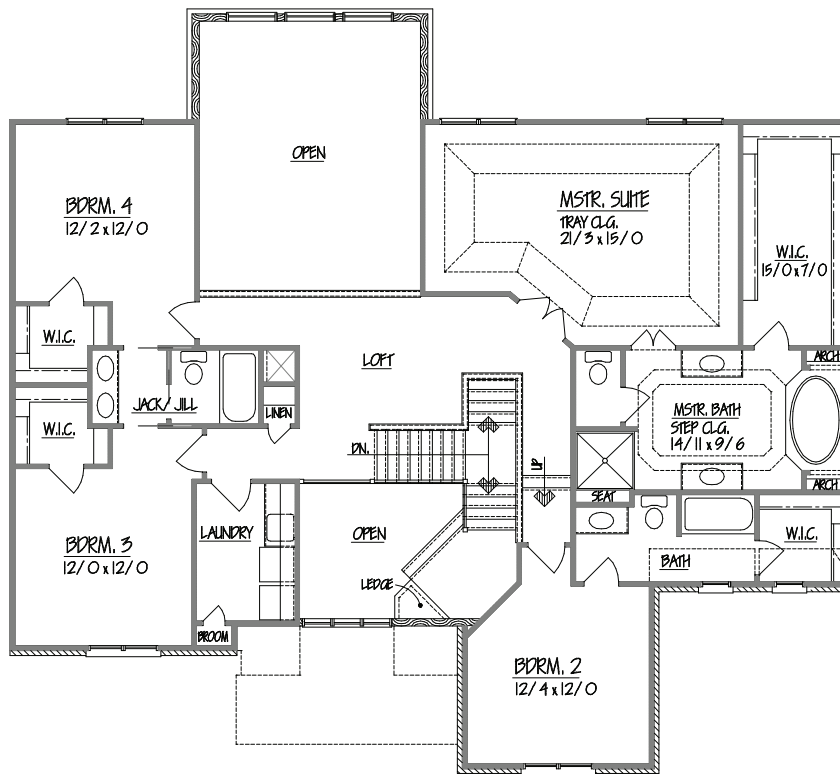
**DESIGN • BUILD • REMODEL**  
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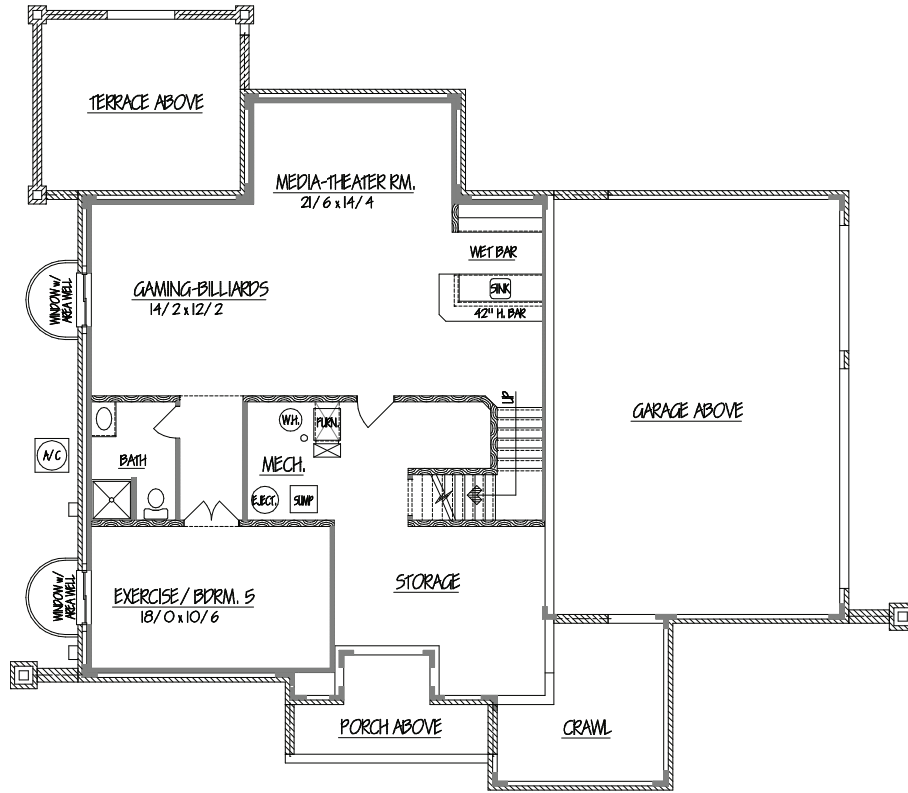
[ BUILD WITH EXPERIENCE ]



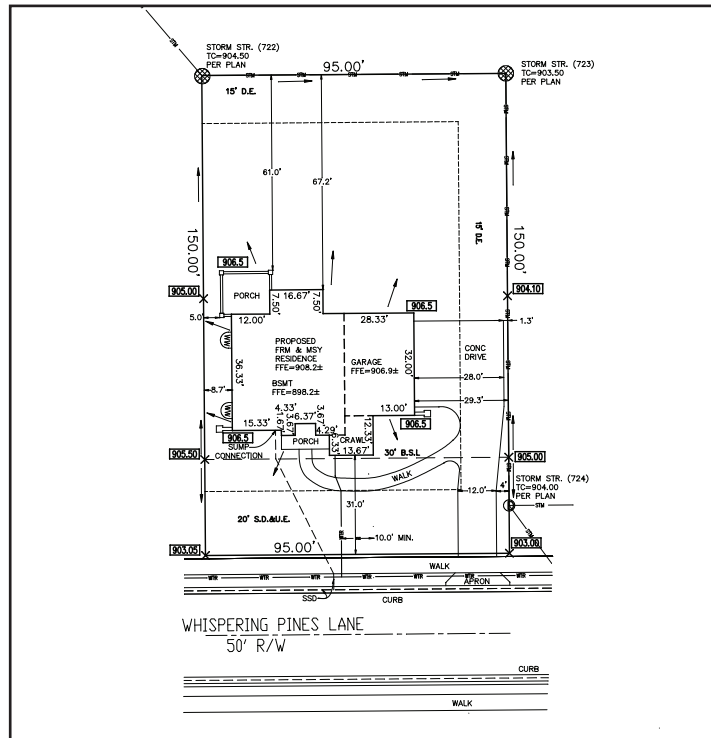
MAIN FLOOR 1,488 SQ. FT.



SECOND FLOOR 1,712 SQ. FT.



LOWER LEVEL FINISHED: 989 SQ. FT.  
 TOTAL: 1,414 SQ. FT.



SITE PLAN

## HOMESITE & FLOORPLAN

Homesite 77 is fully landscaped on all sides. The home's outer elevation is French Country architecture and has beautiful brick, limestone accents, rustic stained shutters, and lovely end columns with coach lights. The front porch is larger and accommodates seating. A rear outdoor terrace finishes a complete outdoor living environment.

The 2-section main stairway allows for convenient access from front and rear foyers.

The Den/Library is elevated and is uniquely located away from other living areas.

The 2-story great room adds a dramatic view of the fully landscaped rear yard and flows into the main living areas. A large sunroom/breakfast areas connects the chef's kitchen with the outdoor terrace.

4 traditional bedrooms, 3.5 baths with a Jack & Jill bathroom and one private bathroom for bedroom 2 are located on the second floor. A centrally located common area/loft allows for desk, TV, or other secondary purpose.

The lower level is finished having pre-plumbed full bath and wet bar. Ceilings are 9' and the designed floor plan includes: a bedroom/gym, full bath, large custom wet bar, and open areas for gaming and media rooms. (Lower level can be finished 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 smartly designed chef's kitchen has soft white cabinets with a light mocha glaze, granite countertops, and a large island that serves both for work and accommodates dining. The front dining/living room is a step away from the kitchen, and a very convenient walk-in pantry is located directly in the kitchen for easy access.

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 the garage flows into a large mud room with custom built-in lockers, walk-in coat closet, and the rear section of the main staircase.

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

The lovely master bedroom suite overlooks the rear yard. It includes a sitting area and large custom finished walk-in closet. The elegant master bathroom includes 2 built in 48" wide dresser-style 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 other bedrooms include a walk-in closet and connect to full bathrooms.

## FINISH LEVEL OF HOME

The front door is mahogany, 8' tall, double arched top, stained to blend with the floors. Windows are Anderson 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.

Commodos throughout the home 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. The master bathroom shower door is an upgraded frameless system.

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, 2nd floor common areas, and in the master bedroom.

Main level baseboard trim is 7"+ tall; 2nd floor 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.

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 double fireplace mantel is 8 feet tall and has custom stone around.

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

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.

The rear terrace features a brick sitting wall, a full foundation, and is also finished in upgraded exposed aggregate.

Homesite is fully landscaped with trees, shrubs, and planting beds. Turf is finished with pre-grown sod in all locations throughout the entire homesite.

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

The rear yard is illuminated with accent lighting on some larger trees.

## 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.