

THE HUNLEY
INDIAN WELLS



Luxury Mid-Century Modern Living...Today.



Welcome to The Huntley,

a limited collection of 18 mid-century modern homes in Indian Wells, California, the Coachella Valley's most coveted address. The Huntley combines authentic mid-century modern architecture, state-of-the-art technology and energy-efficient construction methods to deliver timeless design and value.

Enjoy exclusive access to the resort-style pool, landscaped grounds, manicured lawns, citrus orchard and desert flora. Witness the sheer majesty of the Santa Rosa and San Jacinto mountain ranges from the poolside cabanas as you take in the spectacular desert sunset. Whether it's star gazing at night, admiring the spectacular mountain views or just soaking up some rays, The Huntley celebrates indoor-outdoor living.

World-class dining, recreation and shopping opportunities abound. We are just footsteps from the Indian Wells Tennis Garden (home of the BNP Paribas Open) and minutes away from Highway 111's famed El Paseo, The Indian Wells Resort and a host of local amenities and services.



THE BELLINI

~ 2,026 +/- SQ. FT.

3 BEDROOMS | 2-1/2 BATHS

GREAT ROOM | DINING AREA

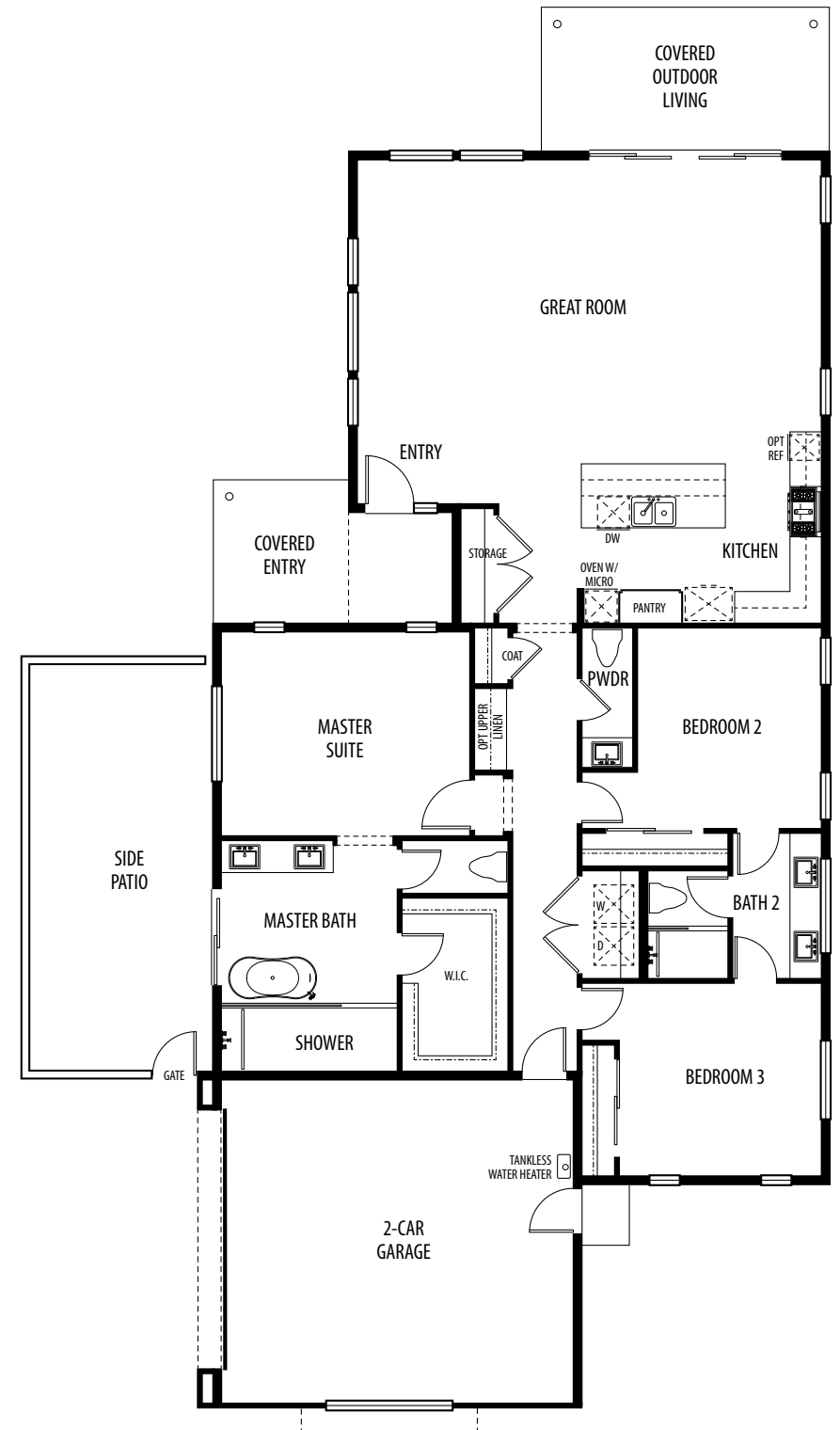
OPEN FLOOR PLAN WITH VAULTED
CEILINGS IN ENTRY FOYER, KITCHEN,
DINING AREA AND GREAT ROOM

COVERED ENTRY

COVERED OUTDOOR LIVING @ GREAT ROOM

PRIVATE SIDE-YARD PATIO @ MASTER SUITE

2 CAR ATTACHED GARAGE





THE COSMOPOLITAN

~ 2,445 +/- SQ. FT.

4 BEDROOMS | 3-1/2 BATHS

GREAT ROOM | DINING AREA

OPEN FLOOR PLAN
WITH VAULTED CEILINGS
IN ENTRY FOYER, KITCHEN,
DINING AREA AND GREAT ROOM

COVERED OUTDOOR LIVING @
GREAT ROOM (2 LOCATIONS)

FRONT COURTYARD ENTRY

2 CAR ATTACHED GARAGE







FEATURES

COMMUNITY HIGHLIGHTS

- Located in the coveted City of Indian Wells, near the Indian Wells Tennis Garden
- Fee simple land - you own it
- Fully landscaped front yards
- Exclusive access to the resort-style pool, landscaped grounds, manicured lawns, citrus orchard and desert flora

EXTERIORS

- Three authentic mid-century modern designs
- Timeless butterfly roof lines
- Energy Star 5.7 R-Value insulating FiberTite® roof membranes and reflective radiant barriers
- Illuminated address numbers
- Covered rear yard outdoor living space off great room (all plans)
- Covered side yard outdoor entertaining area (The Cosmopolitan)
- Decorative concrete block privacy wall (The Bellini master bath)
- Transom windows in great room for maximum natural light
- Fully finished 2-car garages with 8' tall sleek modern sectional doors
- 8' Multi-panel sliding door or sliding glass doors
- Front yard drought tolerant landscaping with automatic sprinklers
- Pre-wired for holiday lights with two outdoor protected outlets and switch
- Pre-wired for rear yard patio speakers
- Dues Modern® custom mailboxes w/laser-cut addresses

INTERIORS

- Expansive great room with volume sloped ceilings
- Recessed 6" LED lighting, including great room
- 12" x 24" porcelain tile at entry and main living areas (carpet in bedrooms and hallways)
- Quartz countertops in kitchen and bathrooms
- Elegant 8' solid core interior doors with polished chrome lever style hardware

- Oversized 5 1/2" modern baseboard and caseless (kerfed) door jambs
- Modern squared interior corners
- Ample storage and coat closets
- Flat-panel TV outlets in great room & master bedroom (54" height)
- Fire/Life-Safety: Smoke detectors, carbon monoxide detectors, fire sprinklers
- Built-in low voltage pre-wiring, as follows:
 - Light fixtures/ceiling fan in great room and all bedrooms
 - Internet/cable/telephone/data in great room and all bedrooms
 - Surround sound 5.1 in great room
 - Security system

KITCHEN

- Quartz countertops with 6" backsplash and full-height behind cooktop
- Upgraded JennAir NOIR™ Series appliances:
 - 36" stainless steel 5-burner gas cooktop
 - Pyramid style chimney hood
 - 30" combination microwave/convection oven with floating black glass
 - 24" Trifecta® dishwasher
- Spacious kitchen island with bar for seating and interior storage
- Contemporary Blanco Silgranit® single basin sink
- Hansgrohe® chrome pull down spray faucet
- Elegant European style cabinetry with concealed hinges, dovetail drawers with soft close technology, polished chrome pulls
- Low voltage pre-wiring for telephone/data

MASTER SUITE

- Spacious walk-in closets with single and double hanger poles
- Quartz countertops with 4" backsplash
- Dual undermount sinks with Italian Fortis® fixtures
- Oversized zero-entry shower with glass splash panels
- 12" x 2" porcelain tile on shower walls and 2" x 2" porcelain tile on shower floors

- Elegant European-style cabinetry with concealed hinges, dovetail drawers with soft close technology, polished chrome pulls
- Luxurious freestanding soaking tub by Mirabelle®, with freestanding polished chrome filler
- Hand-held shower fixture
- Kohler® one-piece toilet

SECONDARY BEDROOMS & BATH

- Elegant European-style cabinetry with concealed hinges, dovetail drawers with soft close technology, polished chrome pulls
- Jack and Jill bath layouts (all plans)
- Private bath layout (The Cosmopolitan, bedroom 2)
- Quartz countertops with 4" backsplash
- Dual undermount sinks with Italian Fortis fixtures
- Oversized zero-entry shower with glass splash panel
- Walk-in closets (select locations)

TODAY'S ENERGY EFFICIENT TECHNIQUES

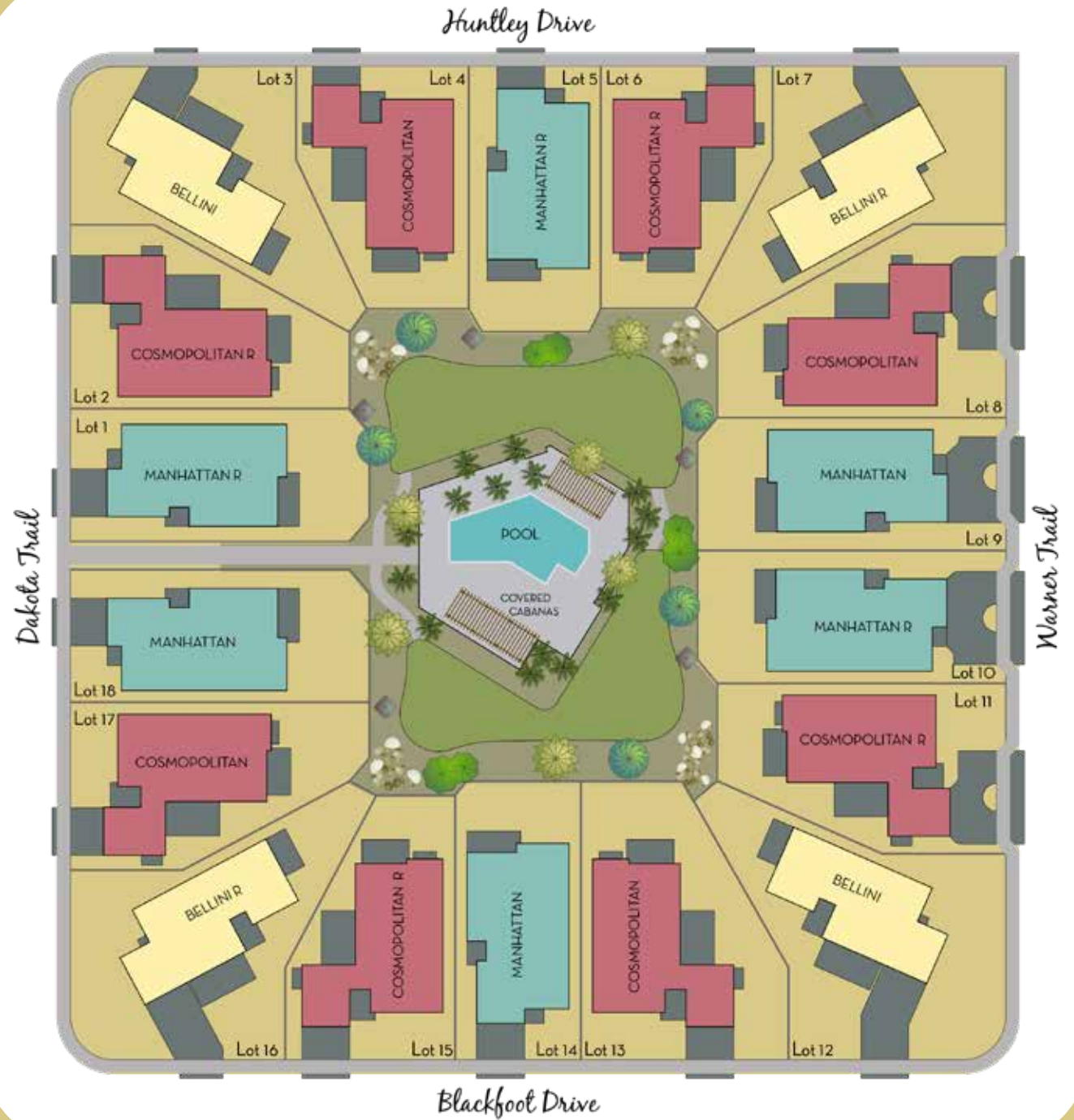
- Solar ready (upgrade option to lease or purchase)
- Low-flow drip irrigation and drought-tolerant front yard landscaping
- Title 24 energy efficiency compliant
- Deluxe energy-efficient dual glazed Low-E vinyl windows with argon gas
- Energy-efficient LED recessed lighting
- Natural gas-forced heating and air conditioning with high-efficiency 14 SEER rating
- Programmable digital thermostats
- Energy-efficient tankless water heaters
- Water-saving shower heads and toilets
- 2" x 6" exterior walls with R-19 insulation and R-30 ceiling insulation
- 1" conduit with blank cover for electric car charger
- GREENGUARD® certified quartz countertops

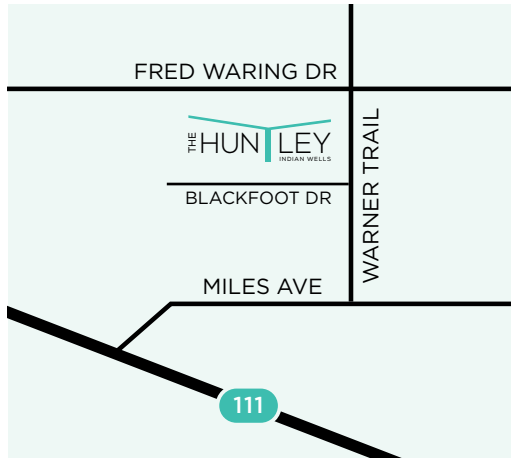
Personal enhancement opportunities available so you can Create & Customize for your lifestyle!



SITE MAP

THREE STUNNING FLOOR PLANS
AND RESORT STYLE POOL,
CABANAS, CITRUS ORCHARD
& DESERT FLORA.





The Huntley is located at the southwest corner of Warner Trail and Blackfoot Drive in Indian Wells, California.

From Interstate 10; Exit Washington Street and head south, turn right (west) on Fred Waring Drive, turn left on Warner Trail.

From Southbound Highway 111 (Palm Desert): Turn left on Miles Ave., then left on Warner Trail. The Huntley is ahead on your left.



TheHuntleyIndianWells.com

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