



the community

PETREE RIDGE



presented by

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YOU'RE IN GREAT HANDS





about ISENHOOR HOMES

**OUR MISSION
IS SIMPLE:**
TO CREATE A PREMIERE
HOMEBUILDING EXPERIENCE
THROUGH QUALITY CRAFTSMANSHIP,
TIRELESS DEDICATION,
AND OVERALL EXCELLENCE.

Once upon a time

Our story begins in 1983, with K. Todd Isenhour and his passion for building beautiful homes. His ability to really listen to his customers enabled him to transform their dreams into reality. The Isenhour Homes team continues to approach every home we build with the same care, passion, and dedication.

Make a wish

Every new home we build begins with you and your family. Our experienced in-house design team, state-of-the-art design center, and portfolio of extraordinary floorplans give you the opportunity to tell us exactly what you want. Whether you're building a single family home, patio home, twin home or villa, Isenhour Homes makes sure you get an exceptional home that's expertly crafted with all the possibilities at your fingertips.

And they all lived happily ever after

The Isenhour Home team will work with you to create your dream home. A home that is rich in detail, and packed with quality and value. A home that exceeds your expectations. A home that is exactly what you imagine, and then some.



Included Features for Single Family Homes

Exceptional Exterior Features

- Brick (stone and vinyl accents per plan) construction
- Slab foundation
- 30-year architectural roof shingles
- Low-maintenance, single hung, vinyl tilt windows with insulating glass
- Fiberglass entry doors
- Steel insulated patio door (per plan)
- Steel garage door and remote-control openers
- Concrete driveway and walkways
- Large concrete patios (size per plan)
- Concrete entryway with brick rowlock
- Security light at rear patio
- 2 frost-free hose bibs (front and rear)
- 2 exterior weatherproof outlets
- Professional landscaping and shrubbery
- Sheetrocked and painted garage
- Accessible storage area (per plan)

Impressive Interior Features

- Vaulted and tray ceilings (per plan)
- Smooth white ceilings
- Designer Sherwin-Williams paint palette throughout
- Two-piece crown moulding & chair railing at foyer, hall, and dining (per plan)
- Ventless gas fireplace with logs and black slate surround in great room
- Wood mantle above fireplace with AV box and conduit
- Smooth finish interior doors, choice of 2 styles, with brushed nickel hardware
- Ventilated shelving organizing closet systems in all closets and pantry
- Designer Progress Lighting brushed nickel or bronze lighting package throughout
- Progress Lighting ceiling fans in great room and owner's suite
- Digital thermostats
- Energy-saving gas heat
- 50-gallon gas water heater



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Delightful Designer Kitchens

- 36" stained wall cabinets, choice of 2 styles, with crown moulding
- Frigidaire appliance package (electric smooth-top range with self-cleaning oven, microwave above range, dishwasher, and garbage disposal)
- Granite countertops with an undermount sink and brushed nickel faucet
- Full 3" x 6" subway tile backsplash
- Recessed ice maker connection

Blissful Bath Amenities

Owner's Bath

- 34" stained cabinets, choice of 2 styles
- Granite countertops with undermount sinks
- Full width mirrors above vanities
- Moen chrome water-saving bath faucets
- Fiberglass garden tub with separate shower or garden tub/shower combo (per plan)
- Water-saver elongated toilet

Secondary Baths

- 34" stained cabinets, choice of 2 styles
- Granite countertops with undermount sinks
- Full width mirror above vanity
- Moen chrome water-saving bath faucets
- Fiberglass tub/shower combination
- Water-saver round front toilet

Flooring


- Palmetto Road pre-finished hardwood or luxury vinyl plank flooring in foyer, hall, dining, kitchen/breakfast, great room, and powder room (per plan)
- Shaw stain-resistant carpet with 6 lb. padding in all bedrooms, stairs, bonus room, and study (per plan)
- Tile in all full baths and laundry room

The Isenhour Quality Assurance

- Floorplan Review & Approval and Isenhour Homes Process Overview
- Pre-construction Site Orientation
- Mechanical / Electrical Walk-Thru
- Pre-closing Home Orientation and Welcome Home Walk-Thru
- 60-day Service Warranty
- 1-year Service Warranty
- 10-year Isenhour Homes Structural Warranty

Designing your Dream Home

The Isenhour Homes Design Gallery is an exclusive service we provide our homeowners to facilitate your personal selections and choices.

 All selections should be final prior to contract; otherwise additional charges will be incurred, as well as delays in construction schedules. Only written approved changes documented on contract addendums are acceptable. All verbal agreements and discussions are void. This document is for marketing purposes only and is subject to change at the builder's discretion. This is not a legal document.



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Single Family Homes

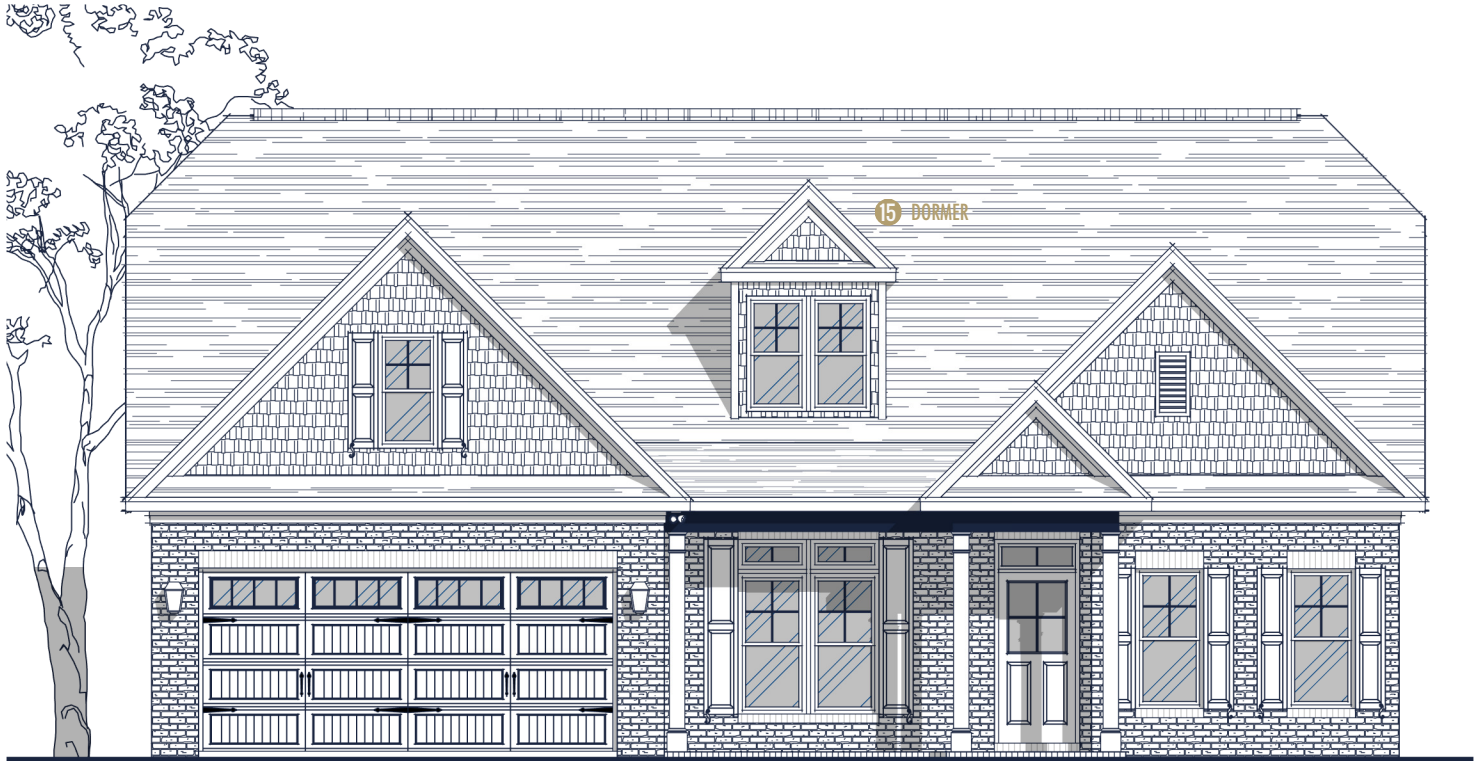
PLAN	STYLE	BEDROOMS	BATHS	SQ. FOOTAGE
Lily	Transitional	3	2	2142
Barrington	French Country	3	2	2241
Oxford	Transitional	3	2	2298
Penny	Traditional	3	2-3	2311
Ashland	French Country	3	3	2393
Reece	Traditional	4	3.5	2776
Adeline	Transitional	4	3.5	2898
Huntington	Transitional	4	3	3128
Bradley	French Country	4	3.5	3200
Ellington	Classic	4	3.5	3338

Structural Options

Covered Porch, Screened Porch, Sunroom, 2nd Floor, and 2nd Floor Bath (per plan)

Prices are based on concrete slab foundation.

FLOOR PLAN: LILY TRANSITIONAL



Specs:

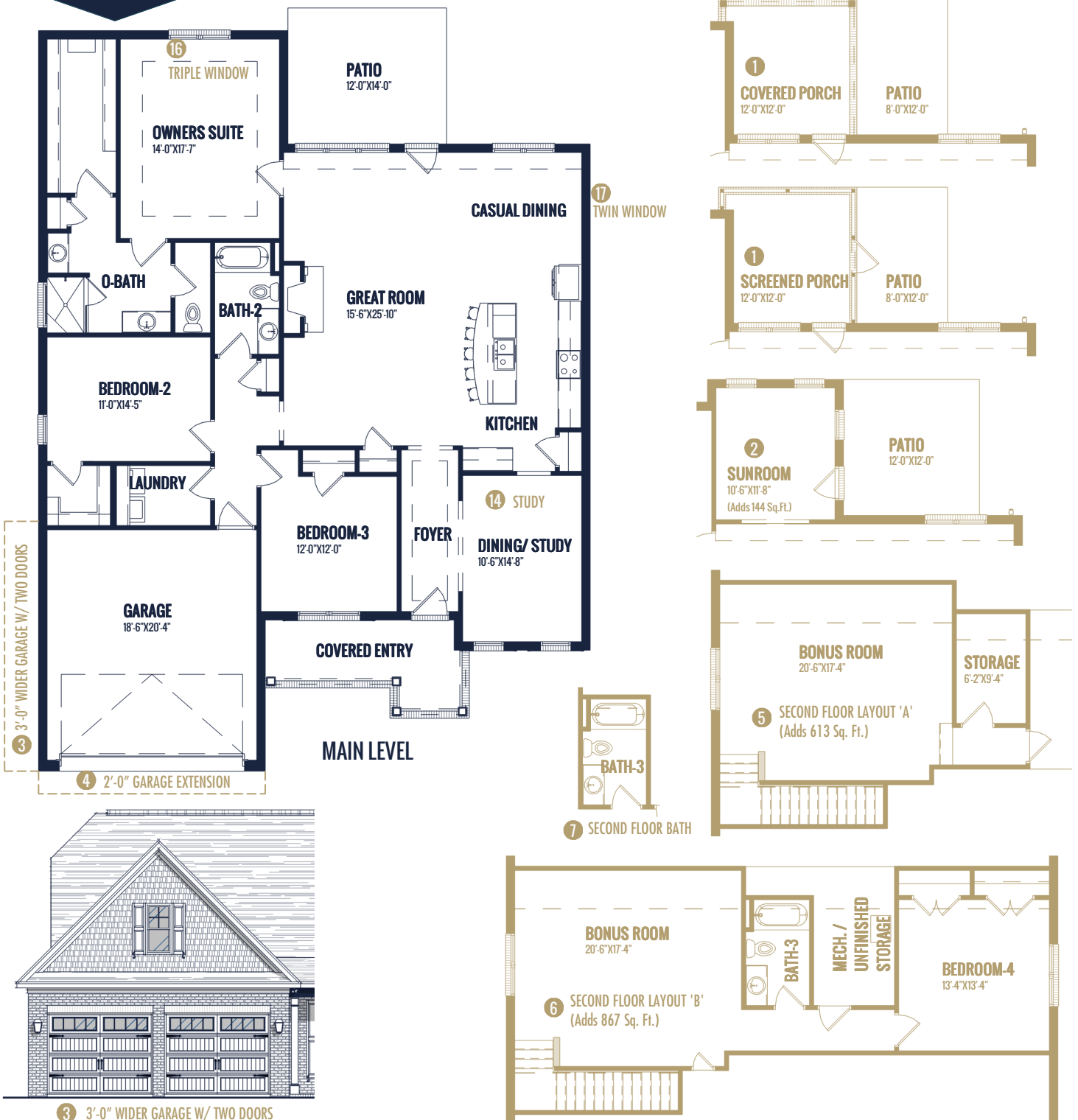
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,142 Sq.Ft.
First Level:	2,142 Sq.Ft.
Width:	48'-8"
Depth:	65'-4"

Options Shown:

- | | |
|--|---|
| 1 Covered / Screened in Porch | 9 Greatroom Built-ins |
| 2 Sunroom (Adds 144 Sq.Ft.) | 10 Greatroom Tray w/ Coffered Ceiling (not available with second floor options) |
| 3 3'-0" Wider Garage w/ Two Doors | 11 Laundry Sink |
| 4 2'-0" Garage Extension | 12 Bedroom 2 Ensuite Bath |
| 5 Second Floor Layout 'A' (Adds 613 Sq. Ft.) | 13 Garage Storage (requires second floor option) |
| 6 Second Floor Layout 'B' (Adds 867 Sq. Ft.) | 14 Study |
| 7 Second Floor Bath | 15 Dormers |
| 8 Owners Bath Luxury Layout | 16 Triple Window |
| | 17 Twin Window |

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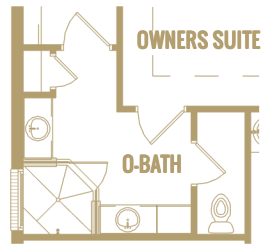
FLOOR PLAN: LILY TRANSITIONAL



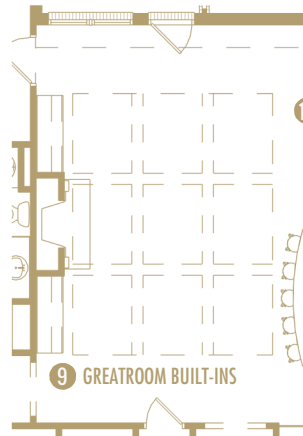
3 3'-0" WIDER GARAGE W/ TWO DOORS

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FLOOR PLAN: LILY TRANSITIONAL

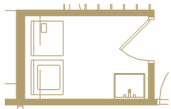


8 OWNERS BATH LUXURY LAYOUT



9 GREATROOM BUILT-INS

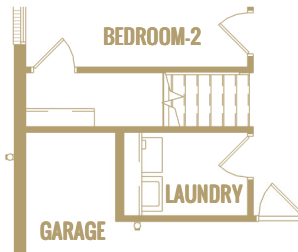
10 GREATROOM TRAY W/
COFFERED CEILING
(not available with
second floor options)



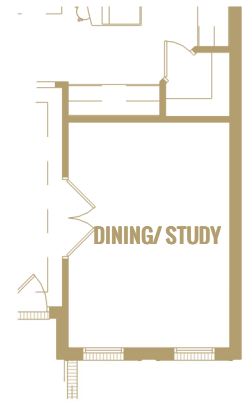
11 LAUNDRY SINK



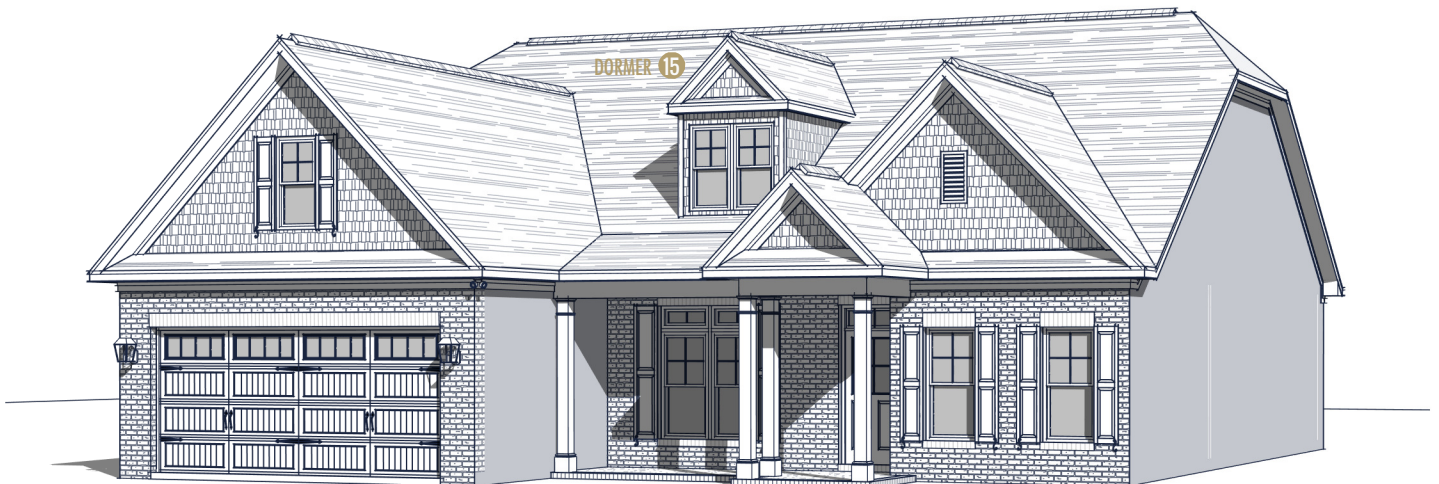
12 BEDROOM 2
ENSUITE BATH



13 GARAGE STORAGE
(requires second floor option)

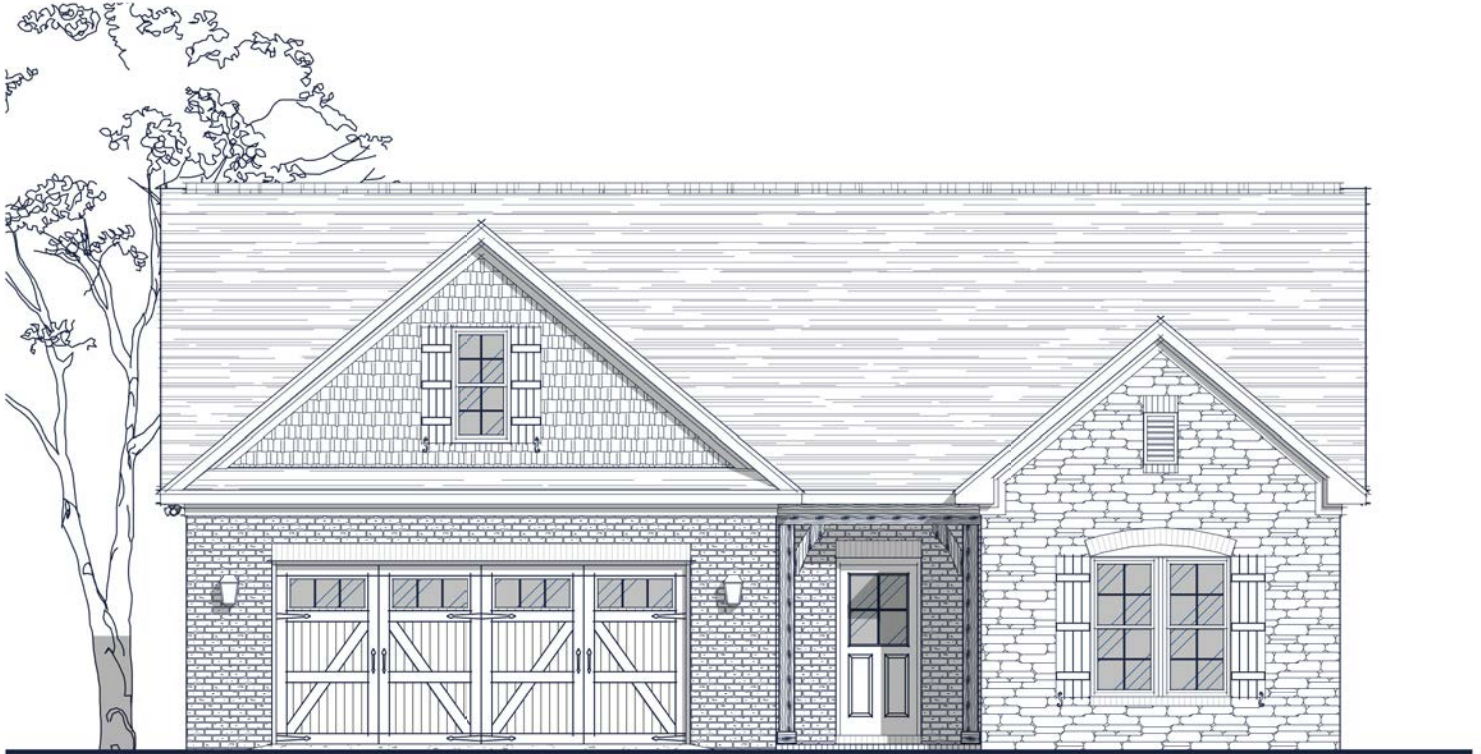


14 STUDY



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Specs:

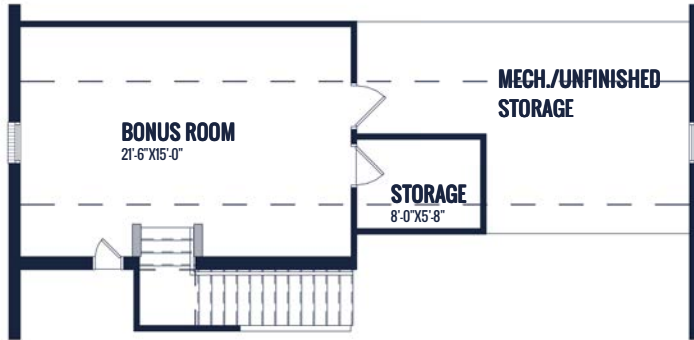
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,241 Sq.Ft.
First Level:	1,765 Sq.Ft.
Second Level:	476 Sq.Ft.
Width	45'-0"
Depth:	56'-4"

Options Shown:

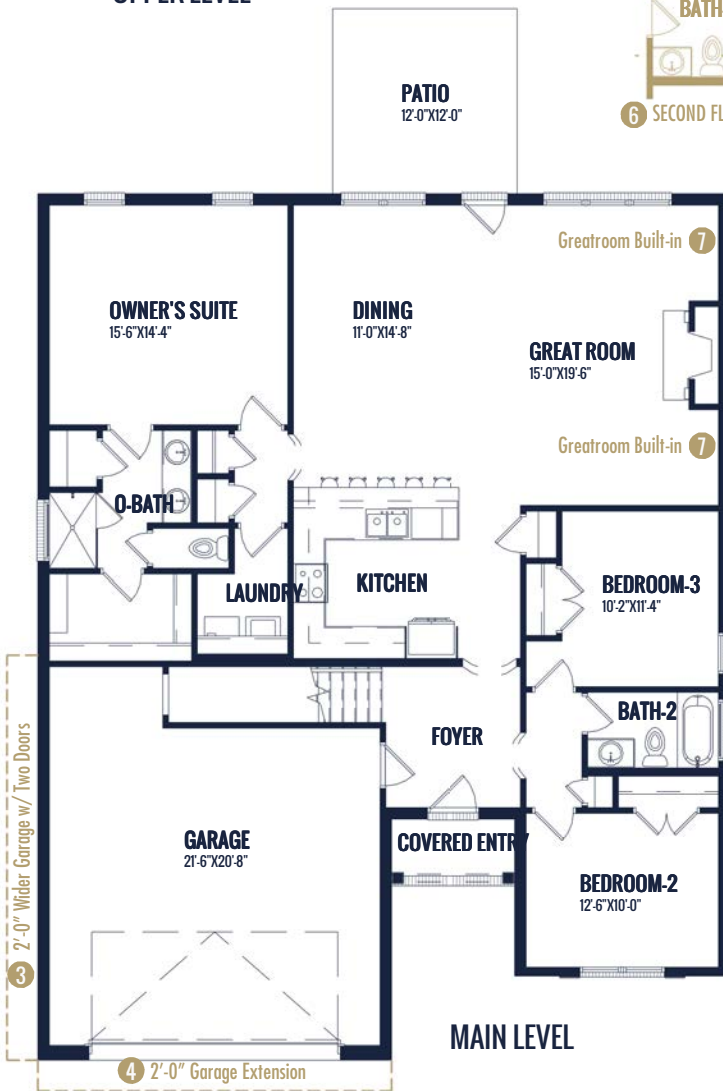
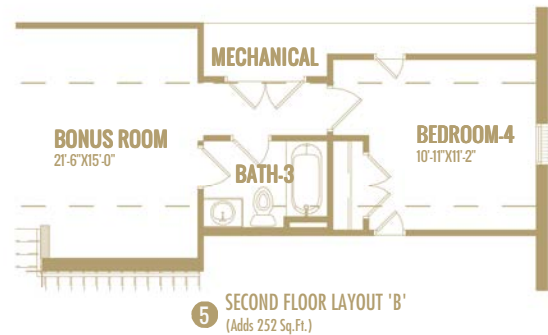
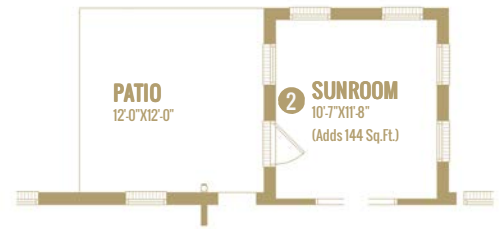
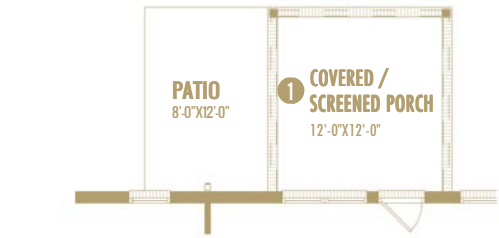
- | | |
|---|----------------------|
| 1 Covered / Screened in Porch | 6 Second Floor Bath |
| 2 Sunroom (Adds 144 Sq.Ft.) | 7 Greatroom Built-in |
| 3 2'-0" Wider Garage w/ Two Doors | |
| 4 2'-0" Garage Extension | |
| 5 Second Floor Layout 'B'
(Adds 252 Sq. Ft.) | |

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FLOOR PLAN: BARRINGTON FRENCH COUNTRY



UPPER LEVEL



MAIN LEVEL

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Specs:

Bedrooms:	3
Bathrooms:	2
Square Footage:	2,298 Sq.Ft.
First Level:	2,298 Sq.Ft.
Width:	50' - 0"
Depth:	60' - 5"

Options Shown:

- | | |
|---|-------------------------------------|
| 1 Covered / Screened in Porch | 9 Owners Bath Layout 'C' |
| 2 Covered / Screened in Porch 'B' | 10 Bath-2 Double Vanity |
| 3 Sunroom (Adds 164 Sq.Ft.) | 11 Greatroom Built-ins |
| 4 3'-0" Wider Garage w/ Two Doors | 12 Drop Zone Built-in |
| 5 2'-0" Garage Extension | 13 Study Glass French Doors |
| 6 Second Floor Layout (Adds 488 Sq. Ft.)
Requires 4'-0" Garage Extension | 14 Owners Suite Exterior Glass Door |
| 7 Second Floor Bath | 15 Laundry Cabinets |
| 8 Owners Bath Layout 'B' | 16 Side View Window |
| | 17 Coffered Ceiling |

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FLOOR PLAN: OXFORD TRANSITIONAL

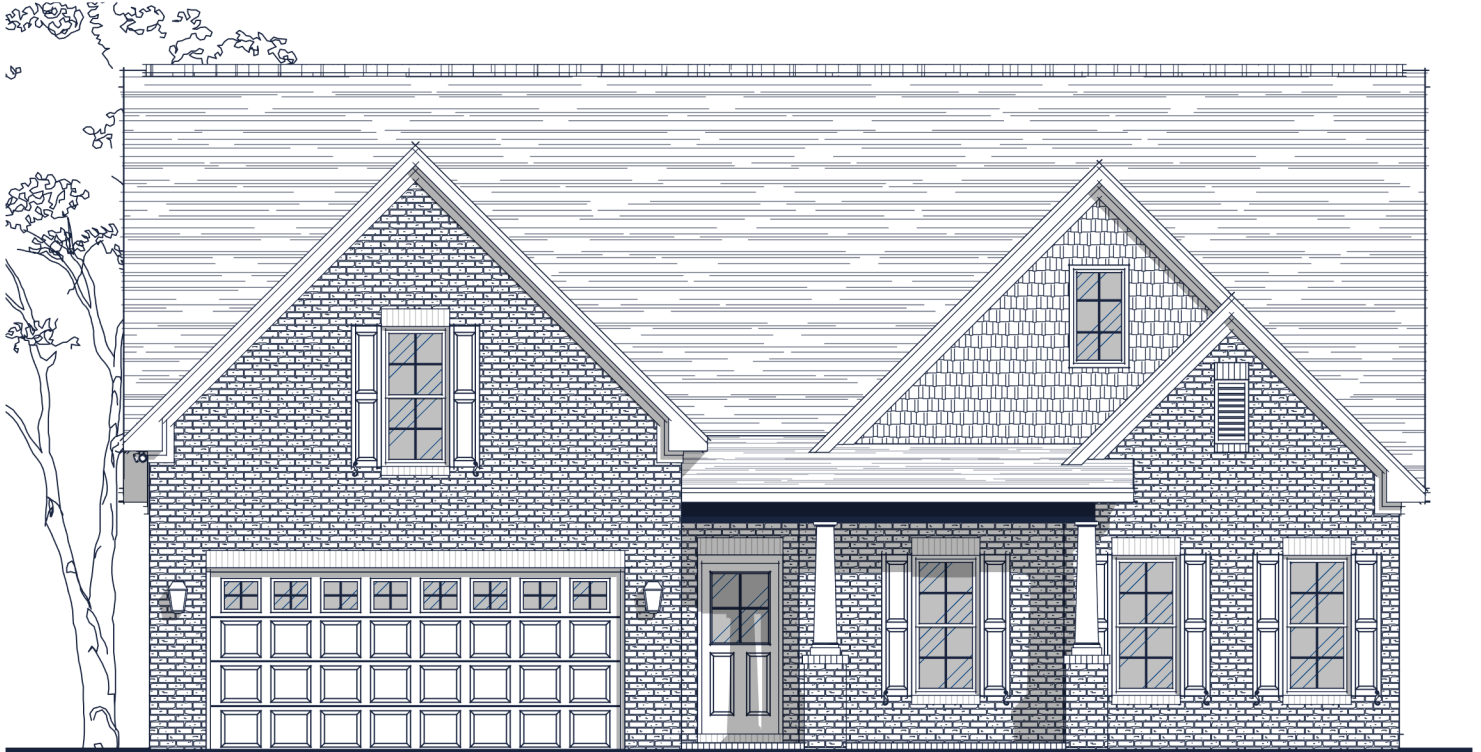


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FLOOR PLAN: PENNY TRADITIONAL



Specs:

Bedrooms:	3
Bathrooms:	2-3
Square Footage:	2,311 Sq.Ft.
First Level:	1,870 Sq.Ft.
Second Level:	441 Sq.Ft.
Width:	48'-9"
Depth:	57'-5"

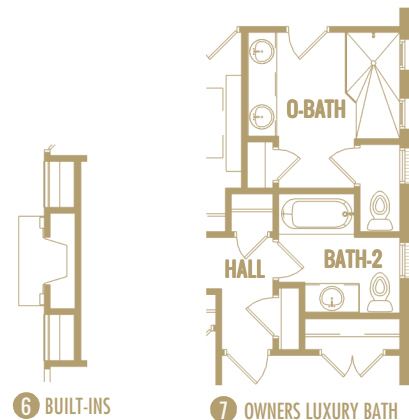
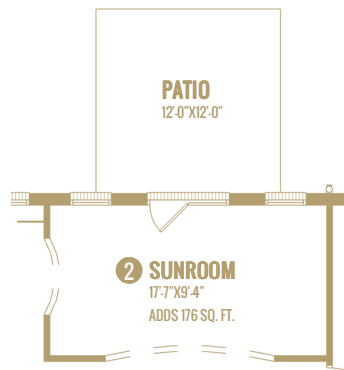
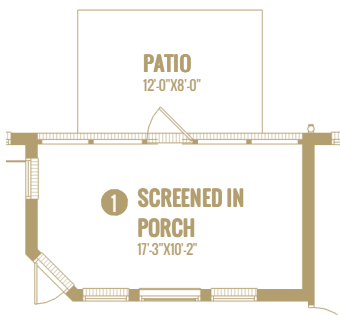
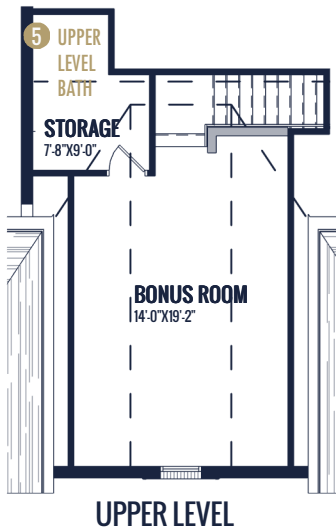
Options Shown:

- 1 Screened in Porch
- 2 Sunroom (Adds 176 Sq.Ft.)
- 3 3'-0" Wider Garage w/ Two Doors (Adds 60 Sq.Ft.)
- 4 2'-0" Garage Extension (Adds 30 Sq.Ft.)
- 5 Upper Level Bath
- 6 Built-ins
- 7 Owners Luxury Bath
- 8 Study
- 9 Coffered Ceiling
- 10 Laundry Sink w/ Cabinets
- 11 Patio Door at Owner's Suite
- 12 Cabinets at Backside of Island
- 13 Side View Window
- 14 Unfinished Storage

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FLOOR PLAN: PENNY TRADITIONAL

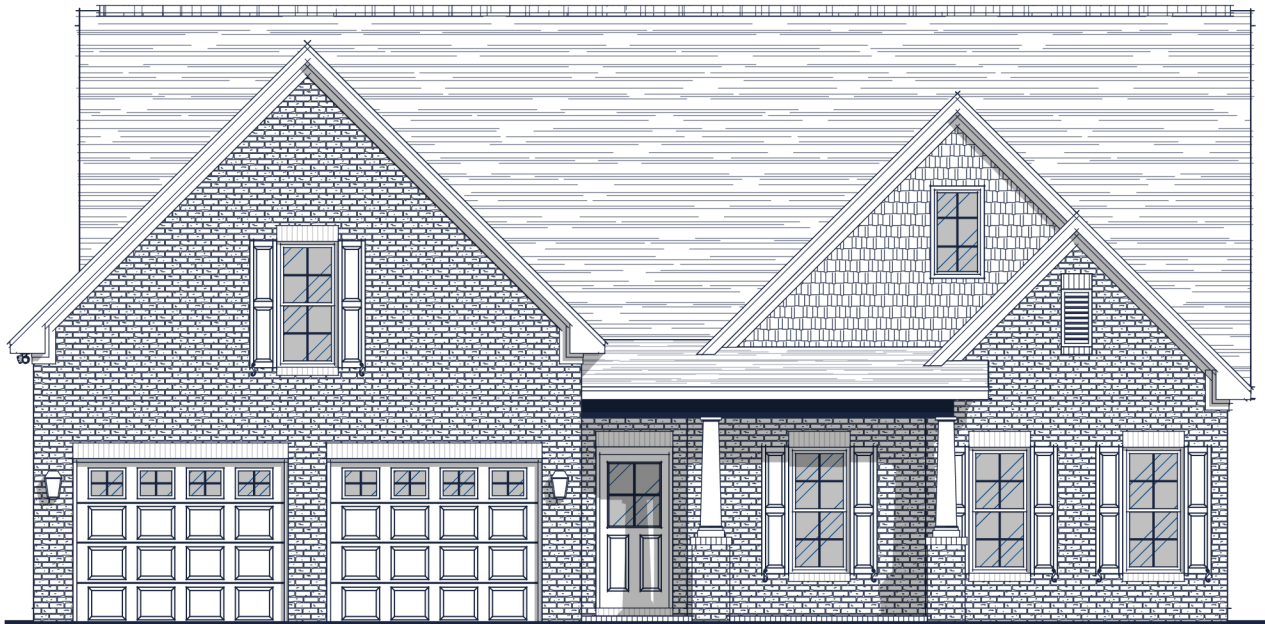
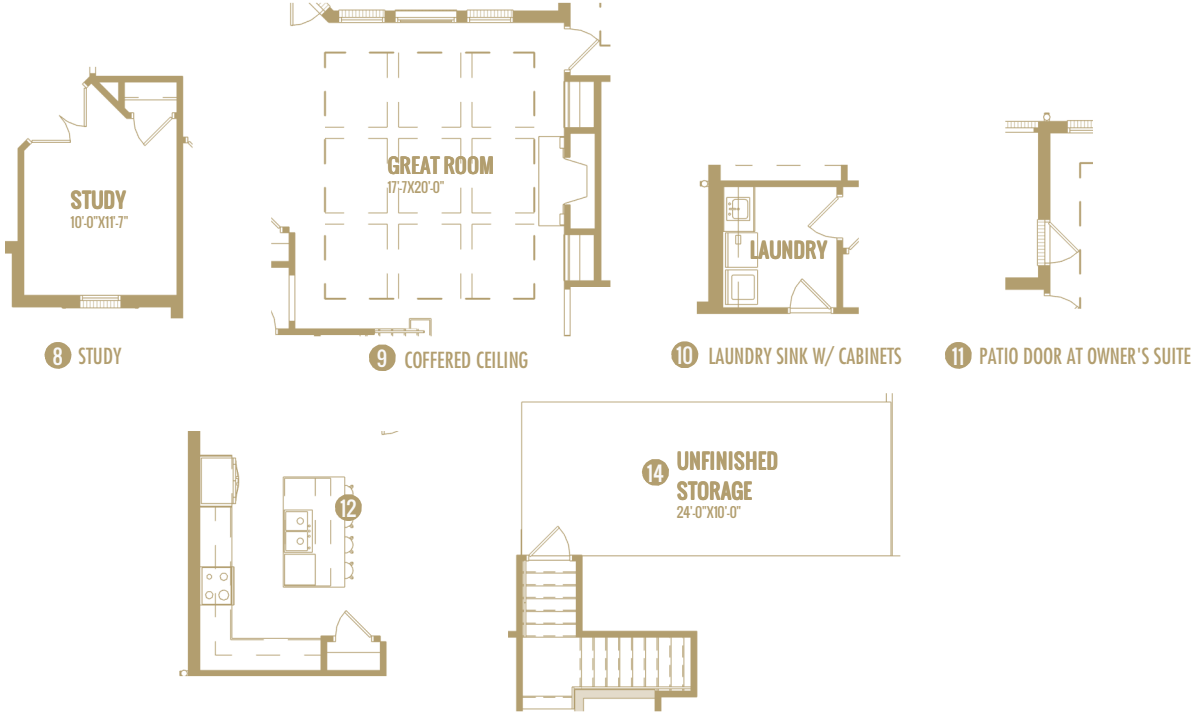


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FLOOR PLAN: PENNY TRADITIONAL



3 3'-0" WIDER GARAGE W/ TWO DOORS
(Adds 60 Sq.Ft.)

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Specs:

Bedrooms:	3
Bathrooms:	3
Square Footage:	2,393 Sq.Ft.
First Level:	1,696 Sq.Ft.
Second Level:	697 Sq.Ft.
Width:	42' - 0"
Depth:	55' - 9"

Options Shown:

- 1 Covered / Screened in Porch
- 2 Sunroom (Adds 144 Sq.Ft.)
- 3 3'-0" Wider Garage w/ Two Doors
- 4 2'-0" Garage Extension
- 5 Sidewall Fireplace
- 6 Triple Window
- 7 Built-ins
- 8 Alternate Kitchen and Dining Room Layout
- 9 Coffered Ceiling Upgrade

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FLOOR PLAN: ASHLAND FRENCH COUNTRY

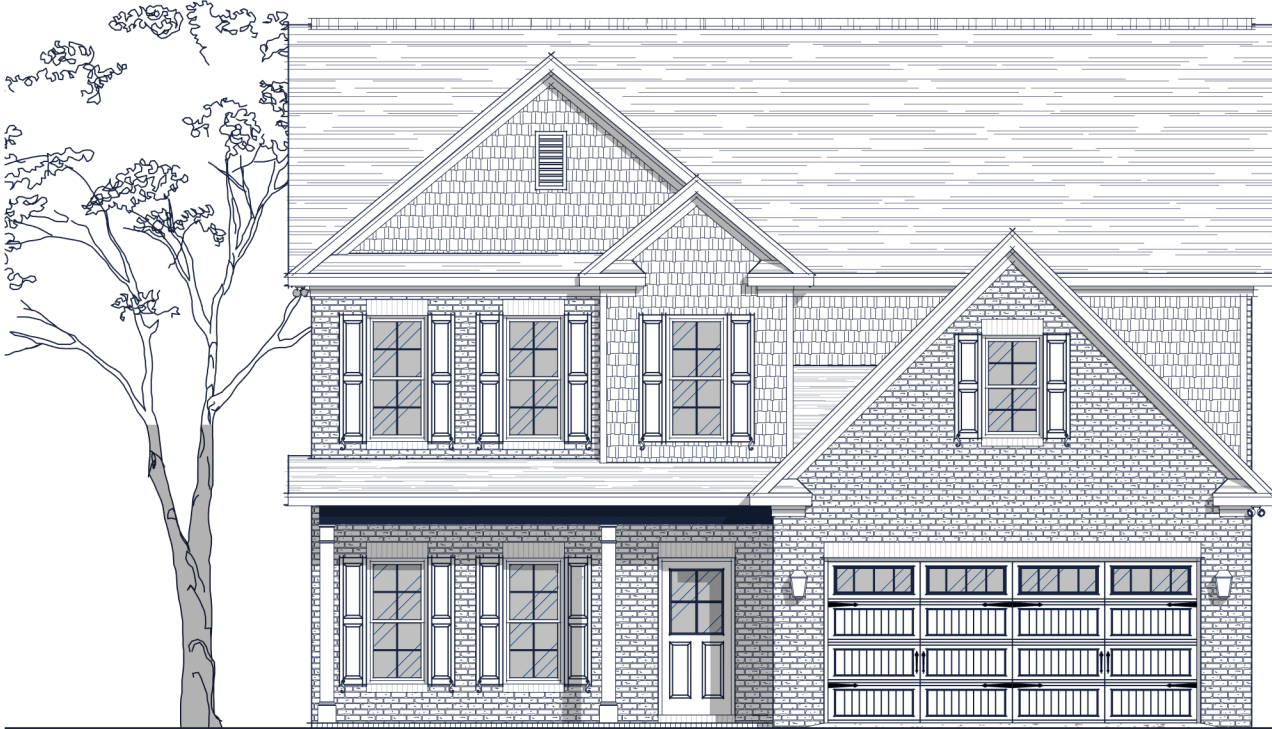


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HOMES

FLOOR PLAN: REECE TRADITIONAL



Specs:

Bedrooms: 4
 Bathrooms: 3.5
 Square Footage: 2,776 Sq.Ft.
 First Level: 1,391 Sq.Ft.
 Second Level: 1,386 Sq.Ft.
 Width: 40' - 9"
 Depth: 47' - 9"

Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 144 Sq.Ft.)
- 4 3'-0" Wider Garage w/ Two Doors
- 5 2'-0" Garage Extension
- 6 Side Load Garage (Requires 3'-0" Wider Garage)
- 7 Coffered Ceiling
- 8 Owners Suite Tray Ceiling
- 9 Owners Bath Tile Shower
- 10 Built-In at Stair
- 11 Bath-3 Double Vanity
- 12 Bath-3 Jack-n-Jill

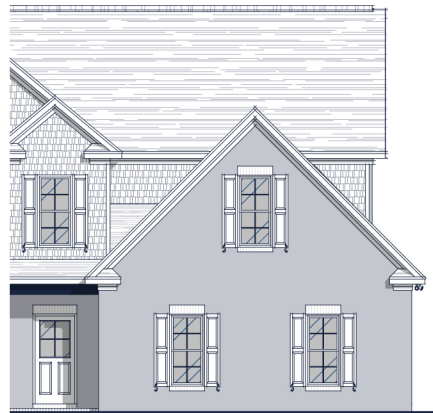
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FLOOR PLAN: REECE TRADITIONAL



4 3'-0" WIDER GARAGE W/ TWO DOORS

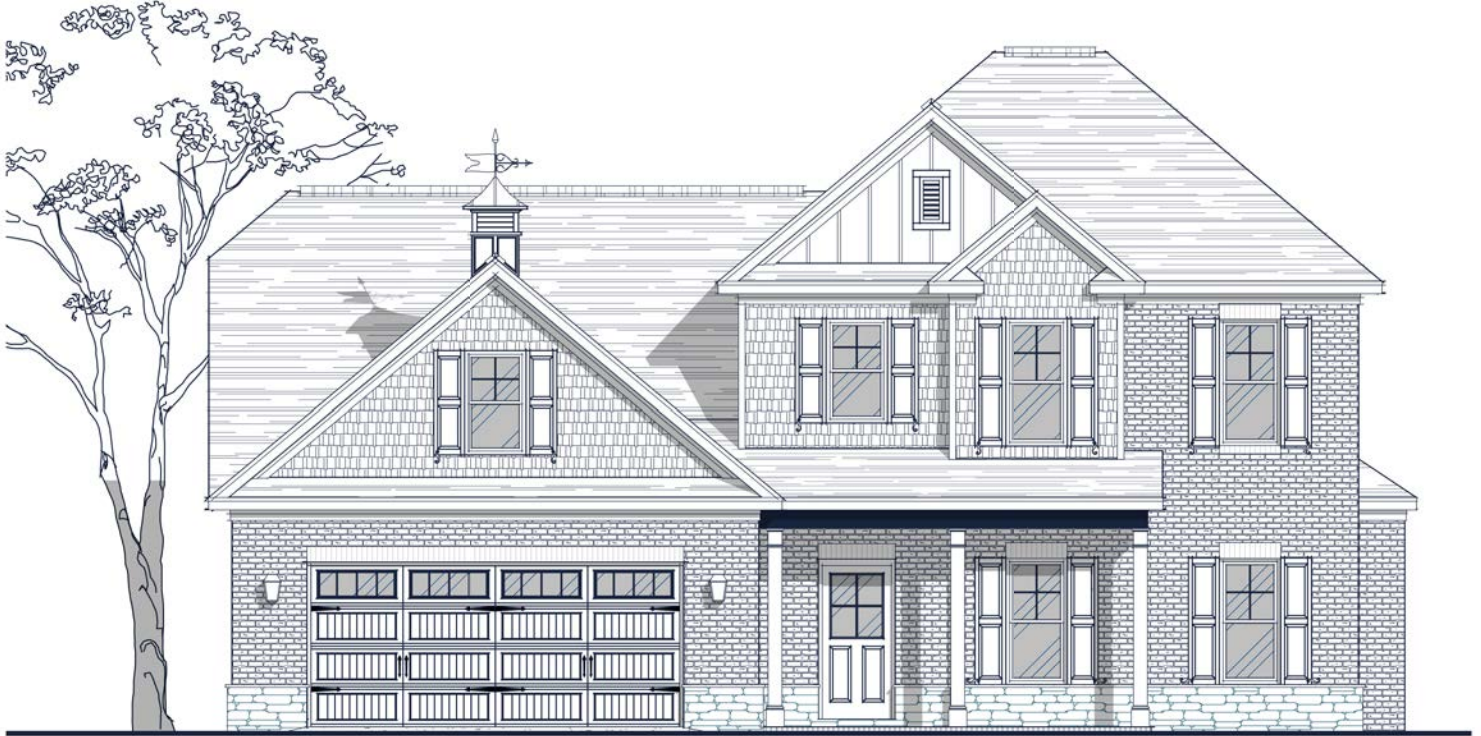


6 SIDE LOAD GARAGE (Requires 3' Wider Garage)



12 BATH-3 JACK-N-JILL

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Specs:

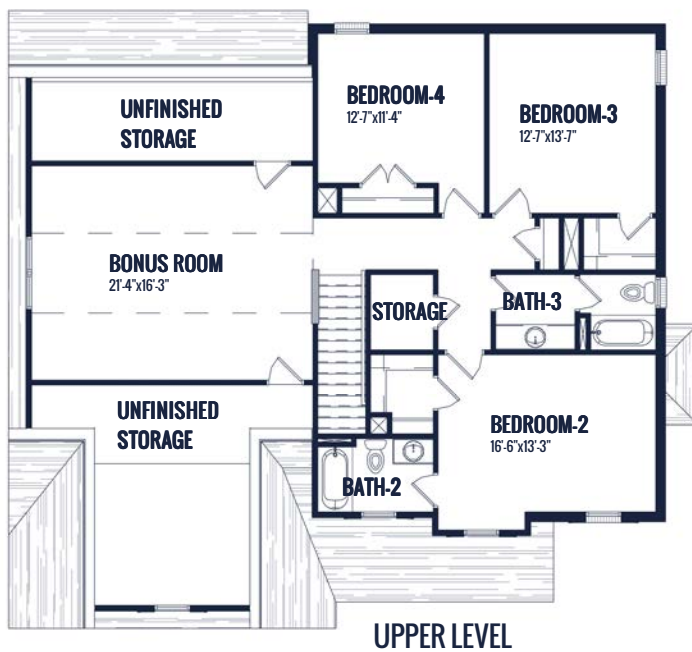
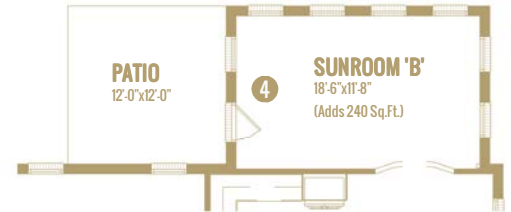
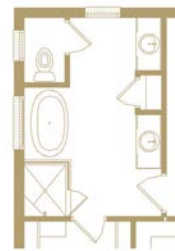
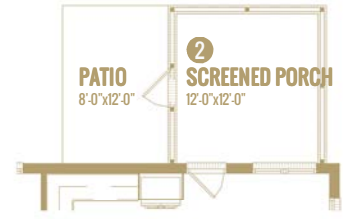
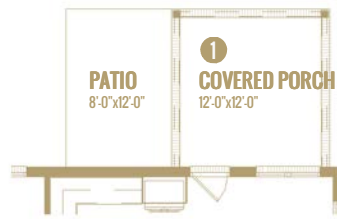
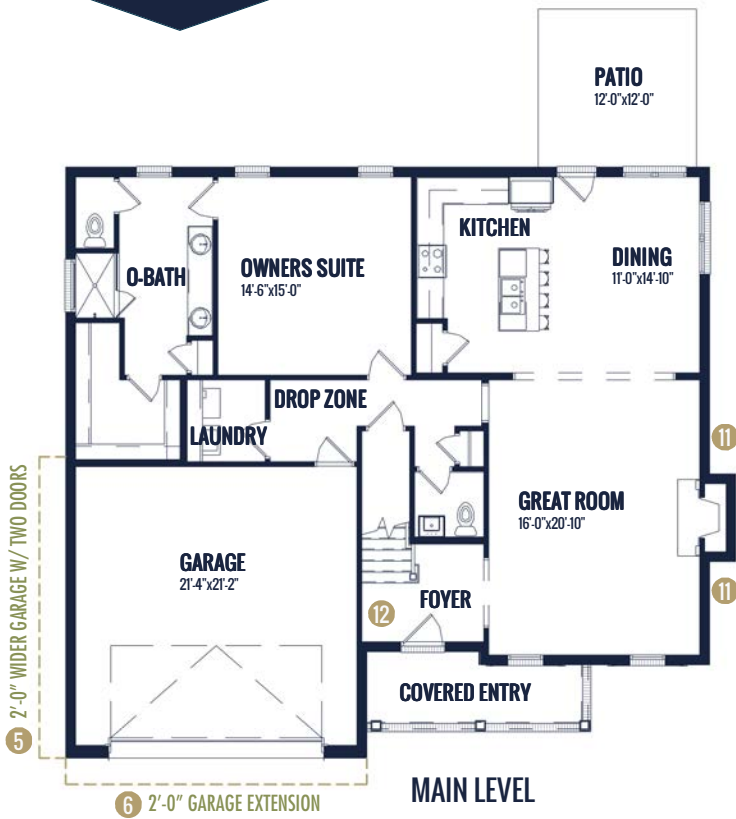
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	2,898 Sq.Ft.
First Level:	1,515 Sq.Ft.
Second Level:	1,383 Sq.Ft.
Width:	48'-10"
Depth:	44'-10"

Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 144 Sq.Ft.)
- 4 Sunroom 'B' (Adds 240 Sq.Ft.)
- 5 2'-0" Wider Garage w/ Two Doors
- 6 2'-0" Garage Extension
- 7 Owners Bath Luxury Layout
- 8 Drop Zone Built-in
- 9 Upper Level Laundry Layout
- 10 Bath-3 Double Vanity
- 11 Side View Window
- 12 Front Door Sidelights

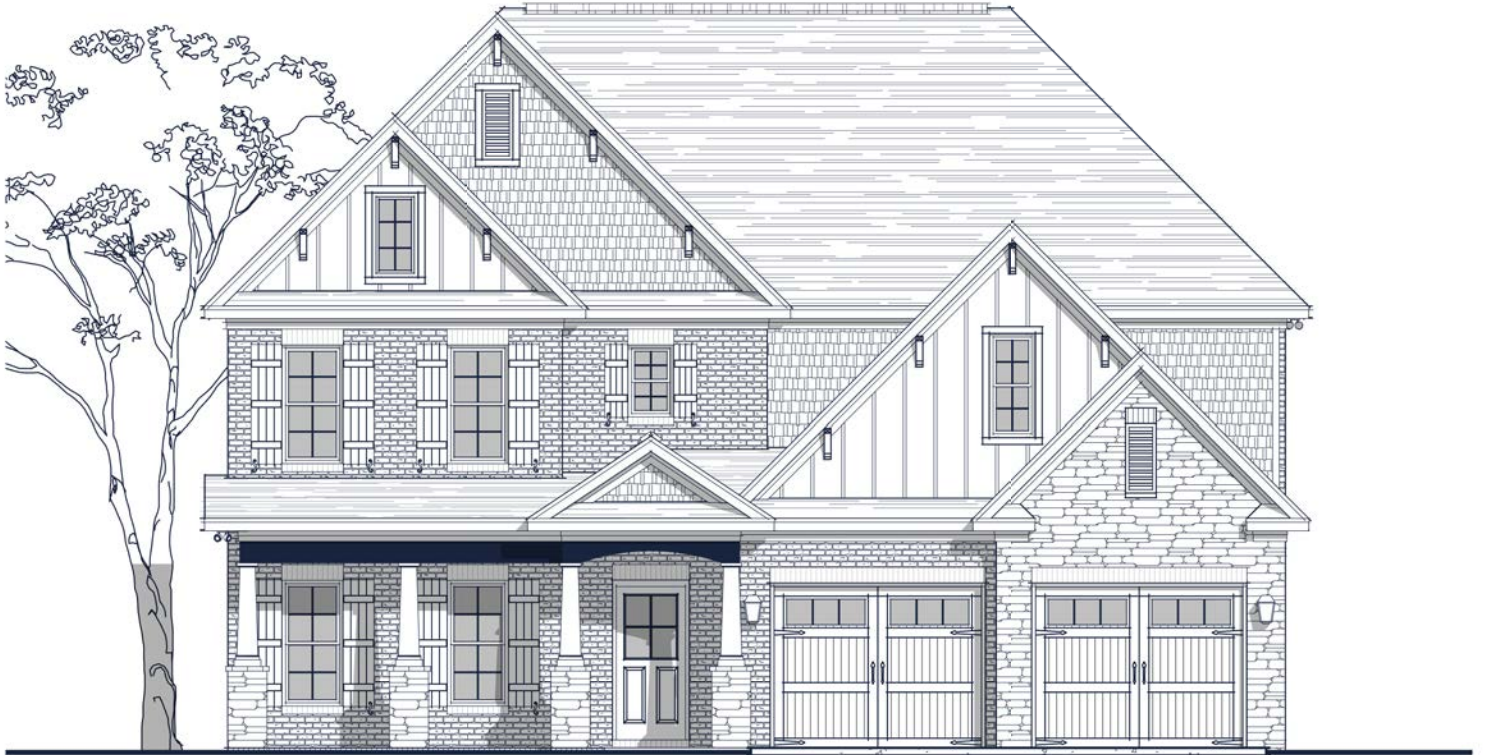
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FLOOR PLAN: ADELINE TRANSITIONAL



5 2'-0" WIDER GARAGE W/ TWO DOORS

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Specs:

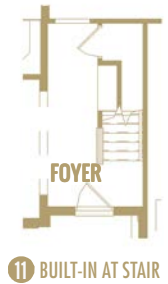
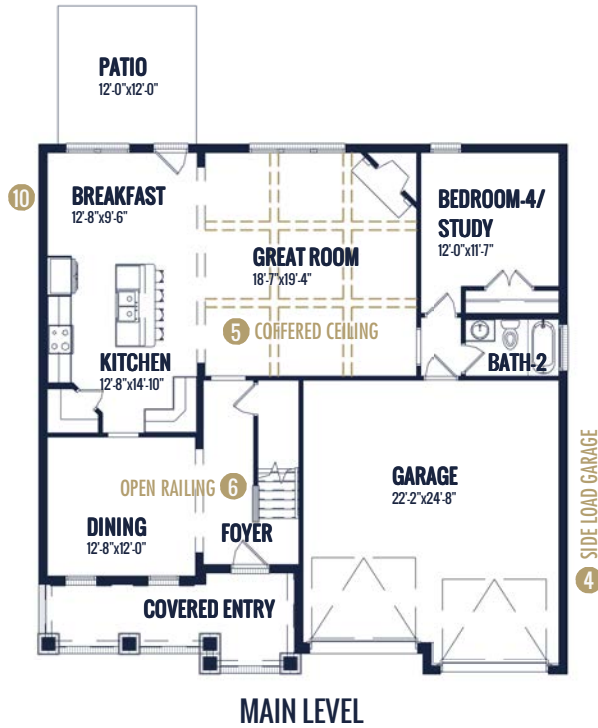
Bedrooms:	4
Bathrooms:	3
Square Footage:	3,128 Sq.Ft.
First Level:	1,334 Sq.Ft.
Second Level:	1,794 Sq.Ft.
Width:	45'-10"
Depth:	45'-11"

Options Shown:

- | | |
|-----------------------------|------------------------------------|
| 1 Covered Porch | 9 Bonus Room Closet |
| 2 Screened in Porch | 10 Side View Window |
| 3 Sunroom (Adds 144 Sq.Ft.) | 11 Built-In at Stair |
| 4 Side Load Garage | 12 Bath-3 Double Vanity |
| 5 Coffered Ceiling | 13 Attic Storage From Owners Suite |
| 6 Open Railing-Main Level | 14 Attic Storage From Hall |
| 7 Open Railing-Upper Level | |
| 8 Owners Suite Tray Ceiling | |

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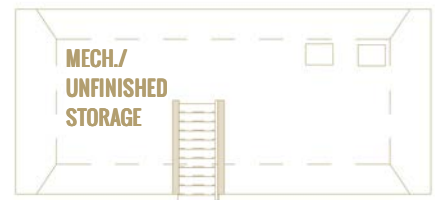
FLOOR PLAN: HUNTINGTON TRANSITIONAL



13 ATTIC STORAGE FROM OWNERS SUITE

12 BATH-3 DOUBLE VANITY

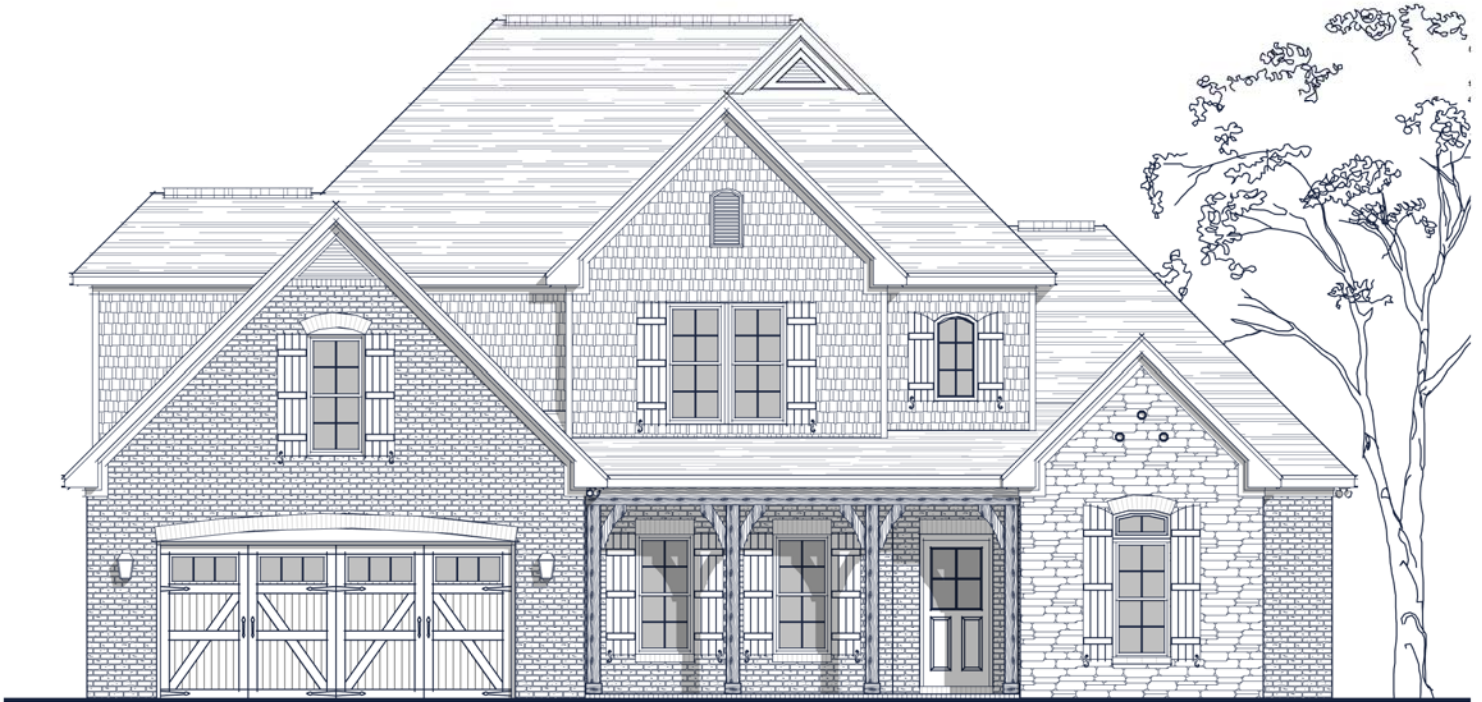
11 BUILT-IN AT STAIR



14 ATTIC STORAGE FROM HALL

13 14 ATTIC STORAGE

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Specs:

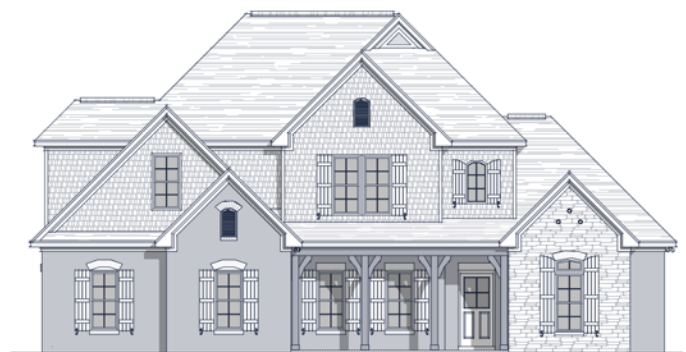
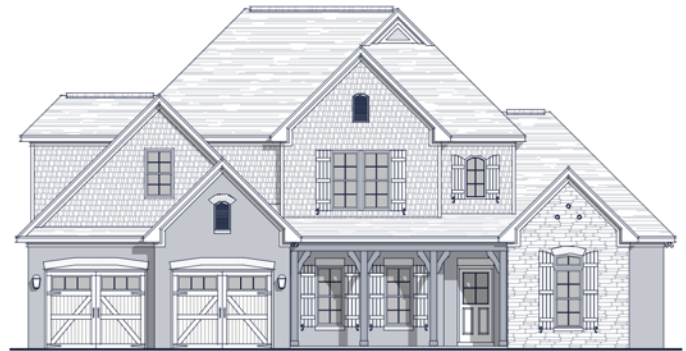
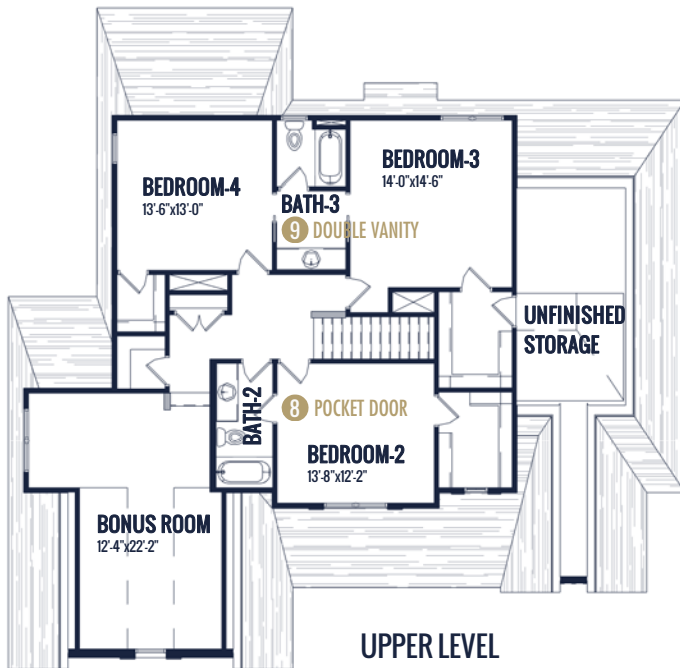
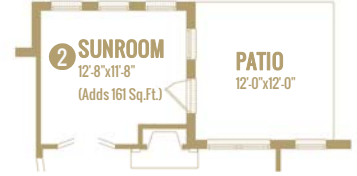
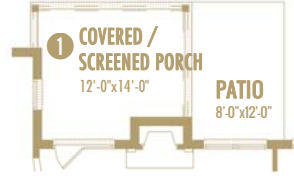
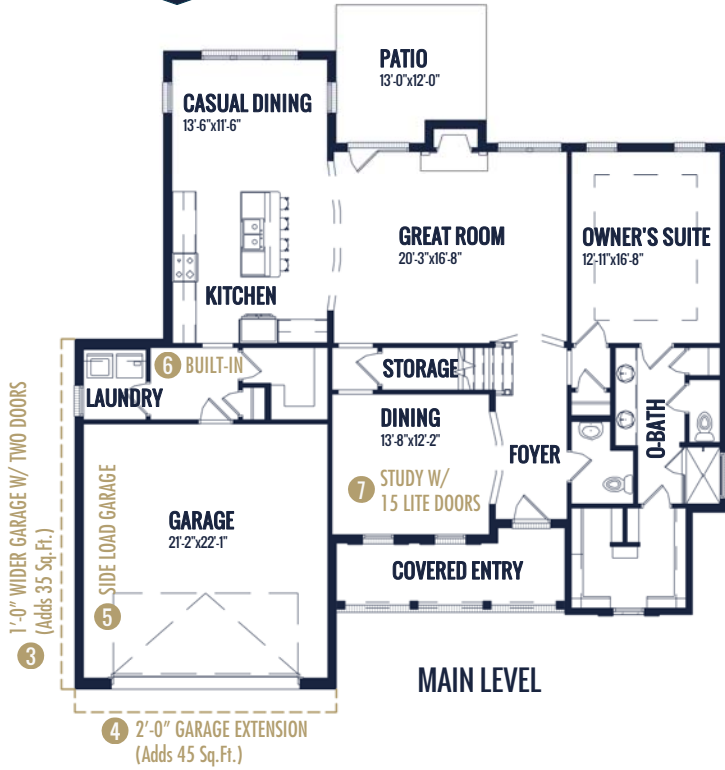
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,200 Sq.Ft.
First Level:	1,785 Sq.Ft.
Second Level:	1,415 Sq.Ft.
Width:	56'-8"
Depth:	55'-4"

Options Shown:

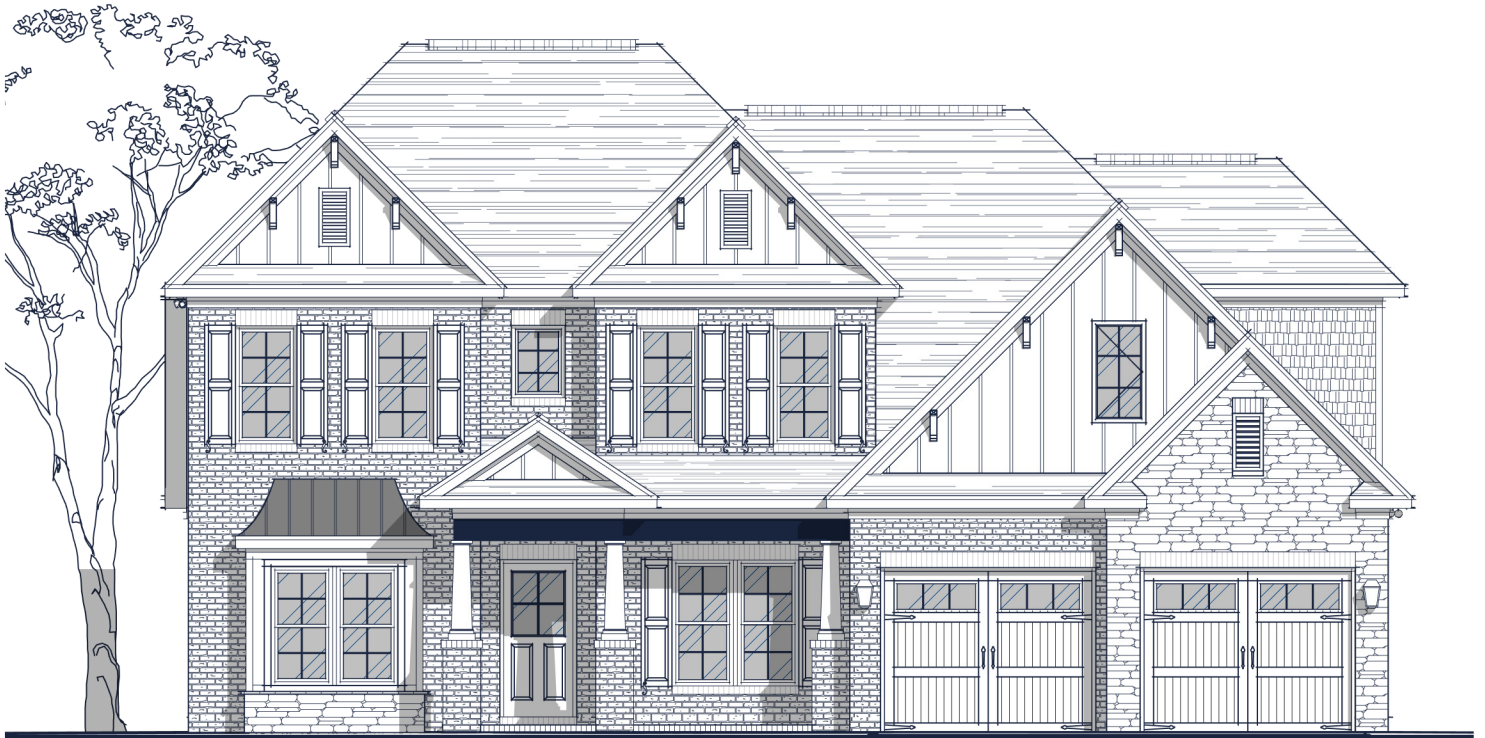
- | | |
|--|------------------------------|
| 1 Covered / Screened in Porch | 7 Study w/ 15 Lite Doors |
| 2 Sunroom (Adds 161 Sq.Ft.) | 8 Bath-2 Pocket Door |
| 3 1'-0" Wider Garage w/ Two Doors (Adds 35 Sq.Ft.) | 9 Bath-3 Double Vanity |
| 4 2'-0" Garage Extension (Adds 45 Sq.Ft.) | 10 Owners Bath Luxury Layout |
| 5 Side Load Garage | 11 Sidewall Fireplace |
| 6 Drop Zone Built-in | 12 Butlers Pantry |

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3/27/2020 11:30:18 AM

FLOOR PLAN: BRADLEY FRENCH COUNTRY



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Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,338 Sq.Ft.
First Level:	2,051 Sq.Ft.
Second Level:	1,287 Sq.Ft.
Width:	52' - 0"
Depth:	55' - 8"

Options Shown:

- | | |
|---|--|
| 1 Covered Porch | 10 Laundry Luxury Layout |
| 2 Screened in Porch | 11 Bedroom-5 w/ Full Bath |
| 3 Sunroom (Adds 144 Sq.Ft.) | 12 Owners Bath Luxury Layout |
| 4 2'-0" Garage Extension (Adds 47 Sq.Ft.) | 13 Owners Suite Sitting Area |
| 5 Side Load Garage | 14 Bath-2 Jack-n-Jill (Adds 40 Sq.Ft.) |
| 6 Sidewall Fireplace | 15 Bath-3 Double Vanity |
| 7 Greatroom Triple Window | 16 Cabinets at Backside of Island |
| 8 Greatroom Coffered Ceiling | 17 Butlers Pantry |
| 9 Drop Zone Built-in | 18 Twin Window |
| | 19 French Doors |

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3/30/2023 4:33:40 PM

FLOOR PLAN: ELLINGTON CLASSIC

