



*the community*

# BROOKBERRY FARM



*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
- Brick pavers at front entry stoops and front porches
- Low-maintenance, single hung, vinyl tilt windows with insulating glass
- Fiberglass entry doors
- Steel insulated patio door (per plan)
- Insulated steel garage door and remote-control openers
- Concrete driveways and walkways
- Large concrete patios (size per plan)
- 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 areas (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 and marble 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
- White laminate organizer in owner's closet
- Ventilated shelving organizing closet systems in all secondary closets and pantry
- Designer Progress Lighting brushed nickel or bronze lighting package throughout
- Progress Lighting ceiling fans in great room and owner's suite
- Ceiling fan pre-wire in secondary bedrooms and bonus room/loft (per plan)
- Electrical floor outlet in great room
- Digital thermostats
- Energy-saving gas heat
- 50-gallon gas water heater

## Delightful Designer Kitchens

- 42" painted or stained wall cabinets, choice of 2 styles, with crown moulding
- Frigidaire Professional appliance package (gas range, microwave above range, dishwasher, and push button garbage disposal)
- Quartz countertops with an undermount stainless sink
- Tile backsplash
- Recessed ice maker connection

## Blissful Bath Amenities

### Owner's Bath

- 34" stained cabinets, choice of 2 styles
- Quartz countertops with undermount sinks
- Decorative mirrors above vanities
- Garden tub (per plan)
- Tiled shower (per plan)
- Water-saver elongated toilet

### Powder Bath (per plan)

- White pedestal sink
- Decorative mirror
- Water-saver elongated toilet

### Secondary Baths

- 34" stained cabinets, choice of 2 styles
- Quartz countertops
- Full width mirror above vanity
- Fiberglass tub/shower combination
- Water-saver elongated toilet

## Flawless 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.



# BROOKBERRY FARM

## Single Family Homes

PLAN	STYLE	BEDROOMS	BATHS	SQ. FOOTAGE
Oxford	Transitional	3	2	2298
Muirfield	Transitional	3	2-3	2442
Sydney	Transitional	4	3.5	3263
Ellington	Classic	4	3.5	3339

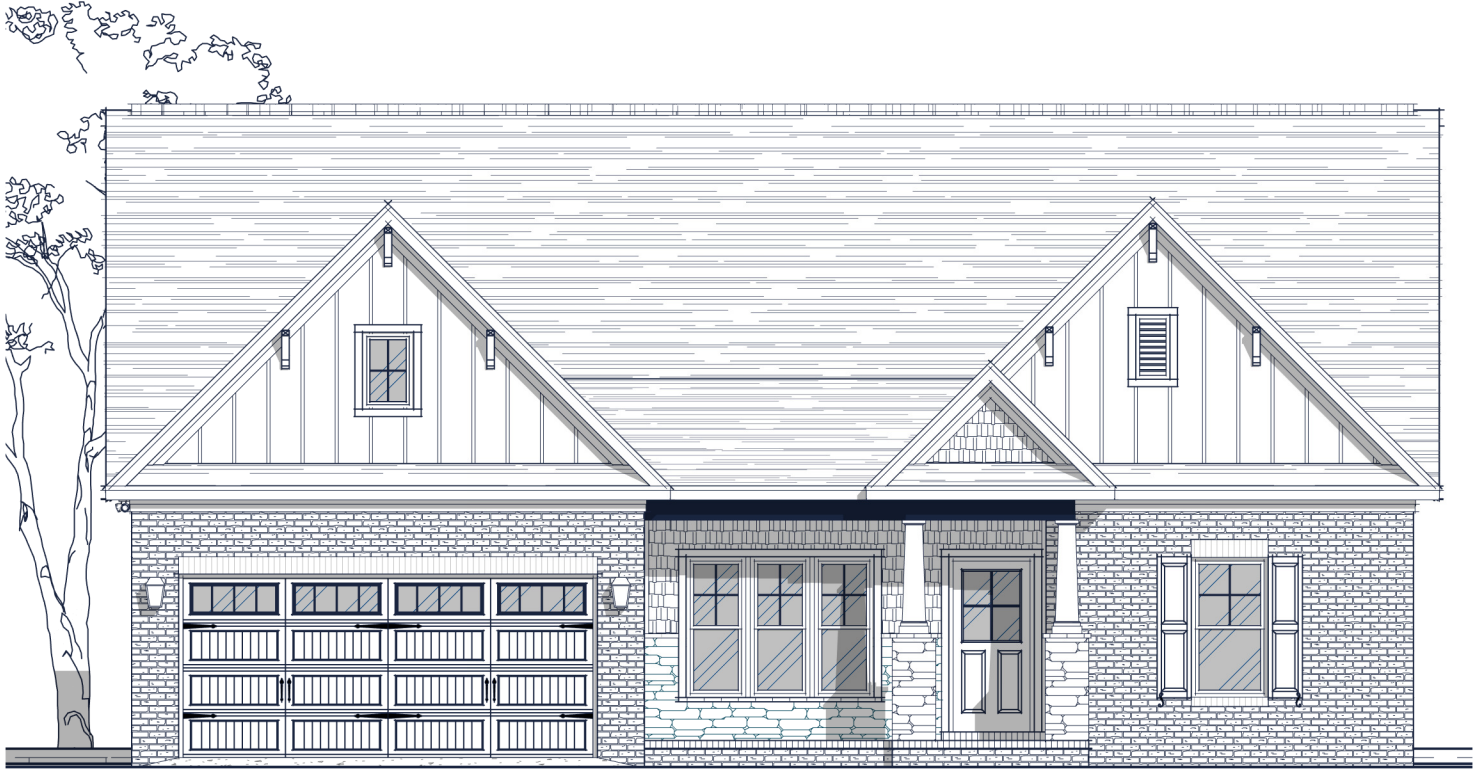
## Structural Options

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

Prices are based on concrete slab foundation.

 Square footage is approximate and should be reviewed per elevation. This document is for marketing purposes only and is subject to change at builder's discretion. This is not a legal document.

# FLOOR PLAN: OXFORD TRANSITIONAL



## 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:

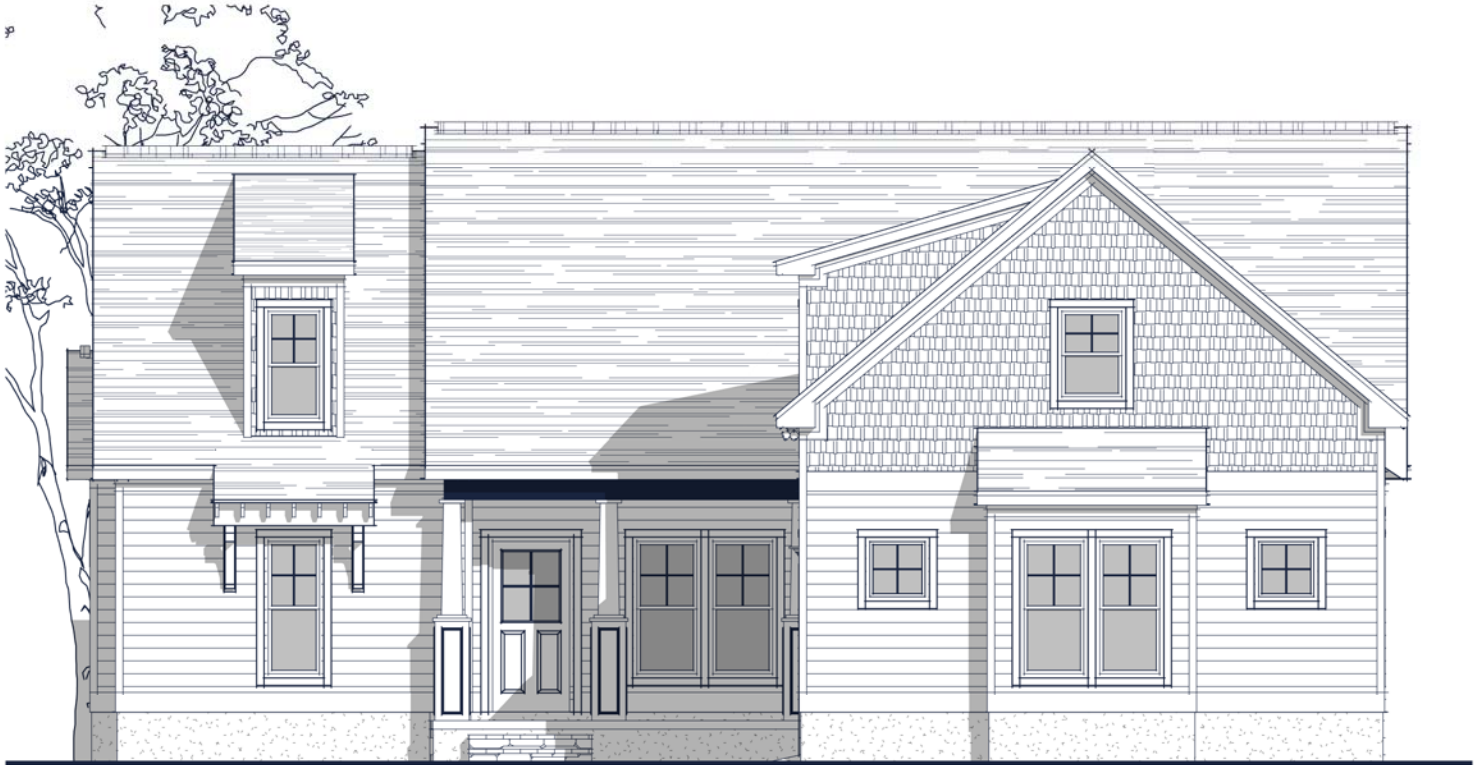
- |   |                                     |
|---|-------------------------------------|
| 1 Covered / Screened in Porch   | 9 Owners Bath Layout 'C'            |
| 2 Covered / Screened in Porch 'B'   | 10 Bath-2 Double Vanity             |
| 3 Sunroom (Adds 164 Sq.Ft.)   | 11 Greatroom Built-ins              |
| 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 544 Sq. Ft.)<br>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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## Specs:

Bedrooms:	3
Bathrooms:	2-3
Square Footage:	2,442 Sq.Ft.
First Level:	2,016 Sq.Ft.
Second Level:	426 Sq.Ft.
Width:	50'-3"
Depth:	78'-9"

## Options Shown:

- 1 Covered Porch
- 2 Extended Screened in Porch
- 3 Great Room Coffered Ceiling
- 4 Built-ins in Great Room
- 5 Laundry Cabinet and (or) Sink

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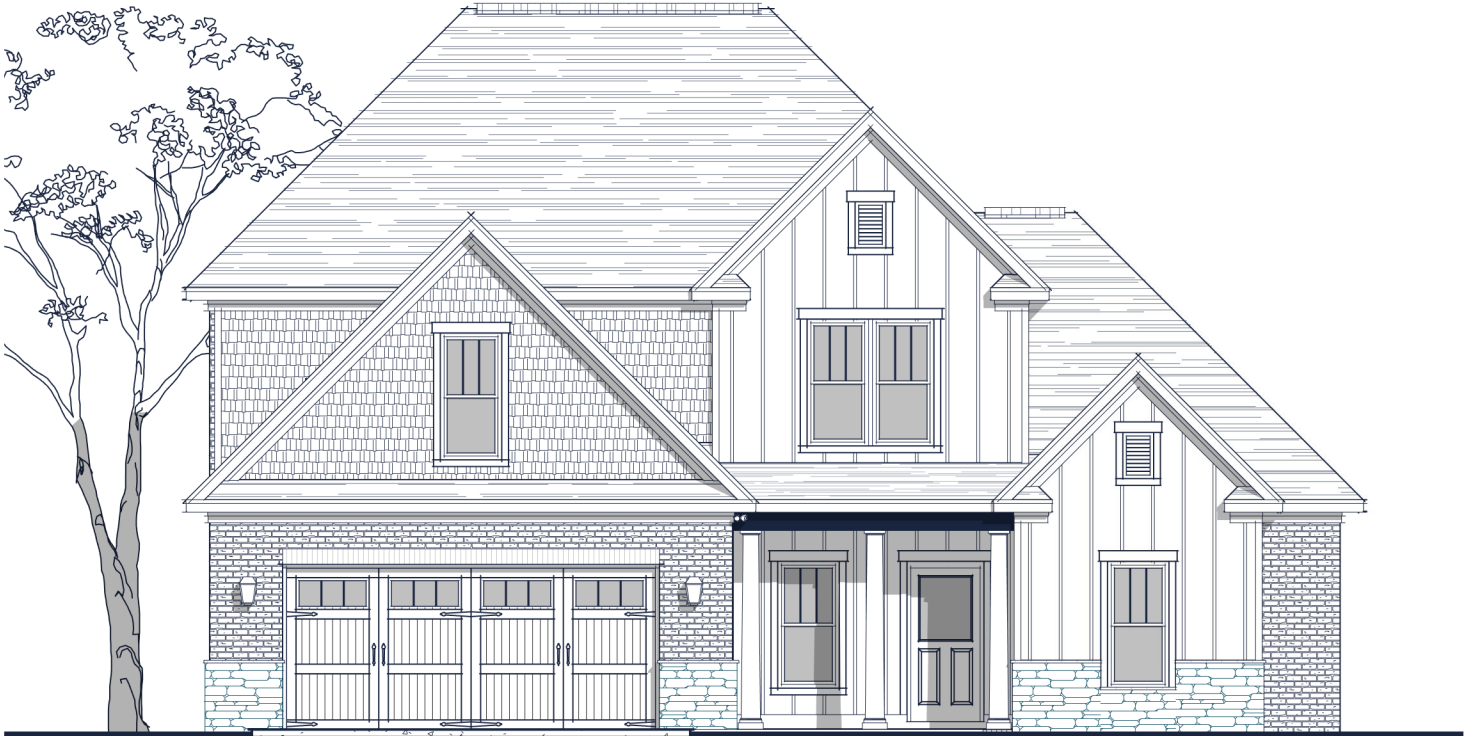
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# FLOOR PLAN: MUIRFIELD TRANSITIONAL



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## Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,263 Sq.Ft.
First Level:	1,752 Sq.Ft.
Second Level:	1,511 Sq.Ft.
Width:	49' - 0"
Depth:	56' - 8"

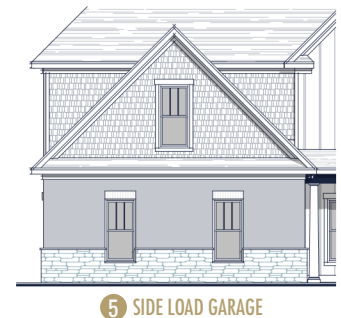
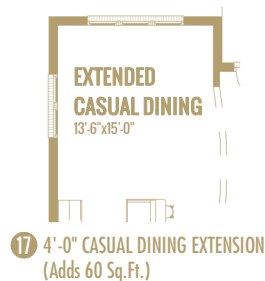
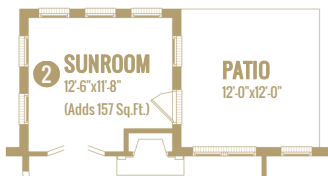
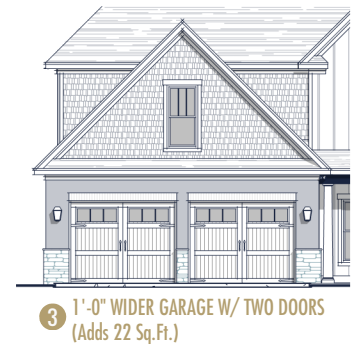
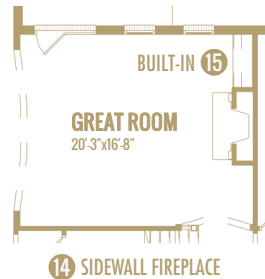
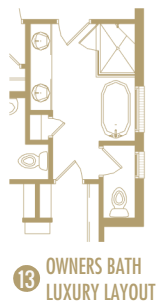
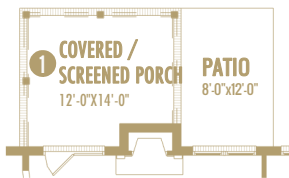
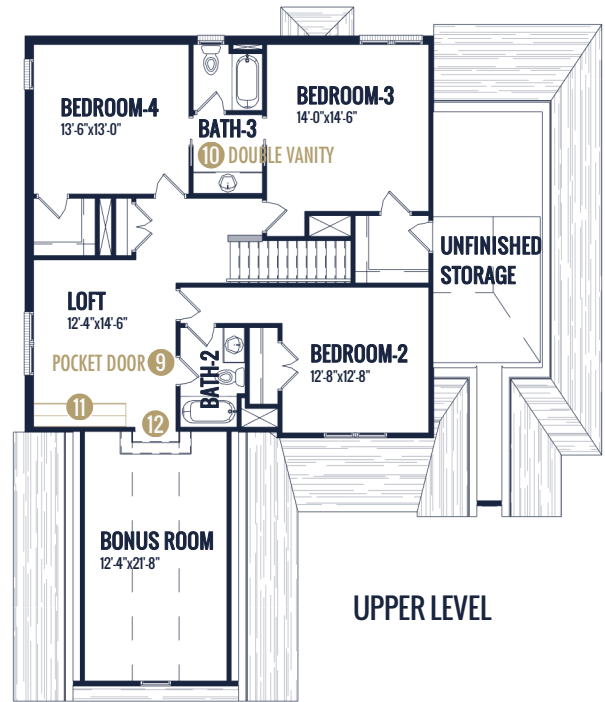
## Options Shown:

- |  |   |
|--|---|
| 1 Covered / Screened in Porch                      | 10 Bath-3 Double Vanity                           |
| 2 Sunroom (Adds 157 Sq.Ft.)                        | 11 Loft Built-in                                  |
| 3 1'-0" Wider Garage w/ Two Doors (Adds 22 Sq.Ft.) | 12 Bonus Room Door                                |
| 4 2'-0" Garage Extension (Adds 26 Sq.Ft.)          | 13 Owners Bath Luxury Layout                      |
| 5 Side Load Garage                                 | 14 Sidewall Fireplace                             |
| 6 Drop Zone Built-in                               | 15 Sidewall Fireplace Built-in                    |
| 7 Laundry Cabinets w/ Sink                         | 16 Butlers Pantry                                 |
| 8 Study w/ 15 Lite Doors                           | 17 4'-0" Casual Dining Extension (Adds 60 Sq.Ft.) |
| 9 Bath-2 Pocket Door                               | 18 Window Trellises w/ Metal Roof Accents         |

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# FLOOR PLAN: SYDNEY TRANSITIONAL



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## Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,339 Sq.Ft.
First Level:	2,052 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 168 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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