



*the community*

# BROOKBERRY FARM



*presented by*

---

---

---

---

YOU'RE IN GREAT HANDS





# about ISENHOURL 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

- All brick or cement siding construction with low-maintenance trim and shakes (per plan)
- 30-year architectural roof shingles
- Brick pavers at front entry stoops and front porches
- Low-maintenance, single hung, vinyl tilt windows with LOW E insulating glass
- Wood Front 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 front and rear corners
- 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)
- Screened porch (per plan)

### Impressive Interior Features

- Vaulted and tray ceilings (per plan)
- Smooth white ceilings
- Two-piece crown moulding & wainscot at foyer, hall, and dining (per plan)
- One-piece crown moulding in all living areas (per plan—certain ceilings such as vaulted do not allow)
- Ventless gas fireplace with logs and marble / granite surround in great room
- Wood mantle above fireplace with AV box and conduit
- Smooth finish, hollow core interior doors, choice of 2 styles, with brushed nickel or black hardware
- White laminate organizer in owner's closet
- Laundry room wall cabinets
- Ventilated shelving organizing closet systems in all secondary closets and pantry
- Designer lighting package throughout
- Under cabinet lights in kitchen
- Decorative ceiling fans in great room, all bedrooms and bonus room (per plan)
- Security system with motion sensor, door contacts, touchscreen keypad
- Electrical floor outlet in great room
- Digital thermostats
- Energy-saving gas heat on main level and high efficiency heat pump on upper level (when multiple units specified)
- Tankless gas water heater

## Delightful Designer Kitchens

- 42" painted or stained wall cabinets with soft close doors and drawers with matching crown moulding
- Decorative wood hood with insert, vented
- Frigidaire Gallery Professional appliance package (gas cooktop, wall oven / microwave combination, dishwasher and garbage disposal)
- Granite or quartz countertops with an undermount apron front sink
- Full tile backsplash
- Moen pulldown faucet
- Recessed ice maker connection for future refrigerator

## Blissful Bath Amenities

### Owner's Bath

- 34" painted or stained cabinets with soft close doors and drawers
- Quartz or granite countertops with undermount rectangle sinks
- Decorative framed mirrors
- Brushed nickel or black bath fixtures
- Tiled shower (per plan)
- Elongated raised height toilet

### Powder Bath (per plan)

- White pedestal sink
- Decorative framed mirror
- Brushed nickel or black faucet
- Elongated raised height toilet

## Secondary Baths

- 34" painted or stained cabinets with soft close doors
- Quartz or quartz countertops with undermount rectangle sinks
- Decorative framed mirrors above vanity
- Tub base with tile walls
- Brushed nickel or black bath fixtures
- Elongated raised height toilet

## Flawless Flooring

- Pre-finished hardwood or luxury vinyl plank flooring in foyer, hall, dining, kitchen/ breakfast, great room, owners suite, study and powder room (per plan)
- Stain-resistant carpet with 8 lb. padding in secondary bedrooms and bonus room (per plan)
- Tile in all full baths and laundry room
- Full oak stair treads

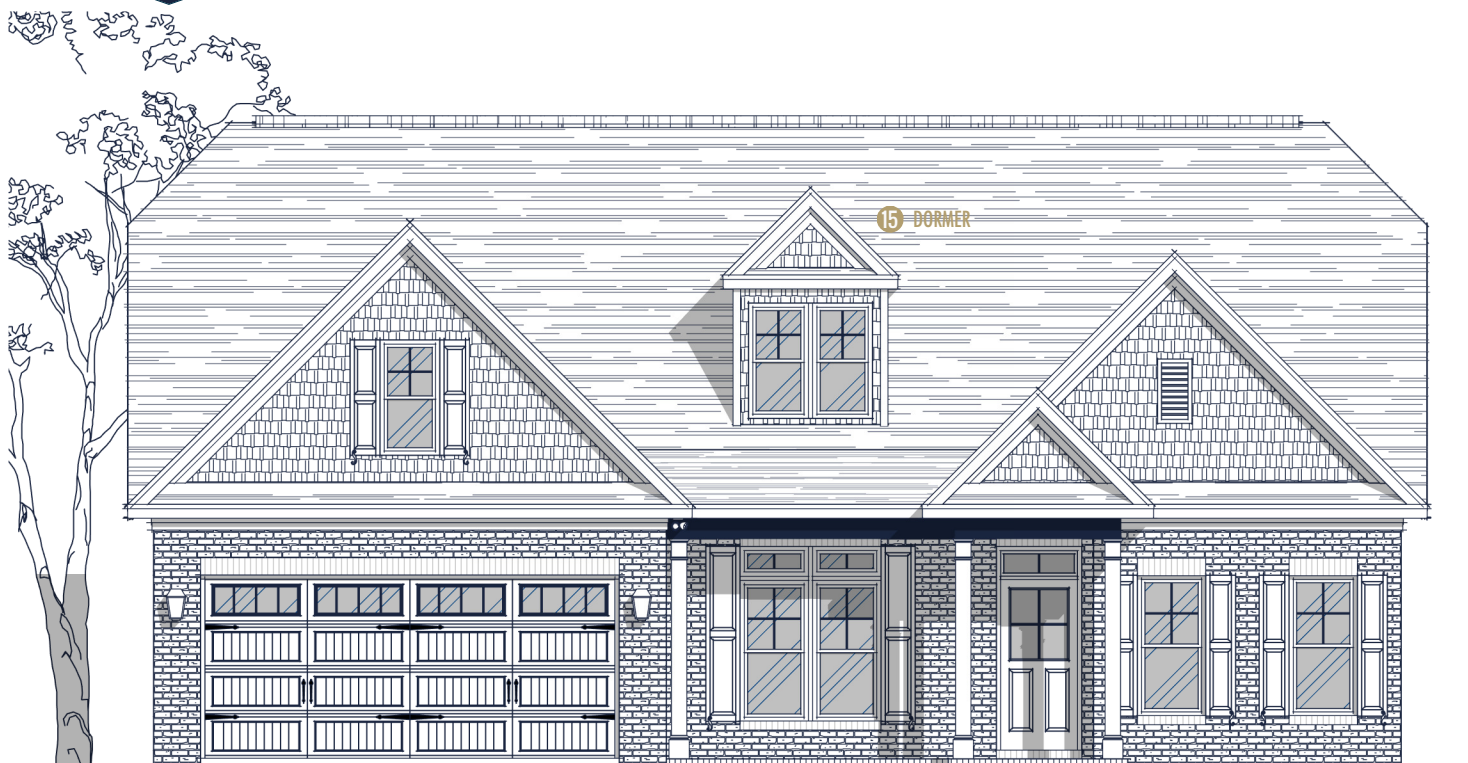
## The Isenhour Quality Assurance

- 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



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.

# 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
- 2 Sunroom (Adds 144 Sq.Ft.)
- 3 3'-0" Wider Garage w/ Two Doors
- 4 2'-0" Garage Extension
- 5 Second Floor Layout 'A' (Adds 613 Sq. Ft.)
- 6 Second Floor Layout 'B' (Adds 867 Sq. Ft.)
- 7 Second Floor Bath
- 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
- 15 Dormers
- 16 Triple Window
- 17 Twin Window

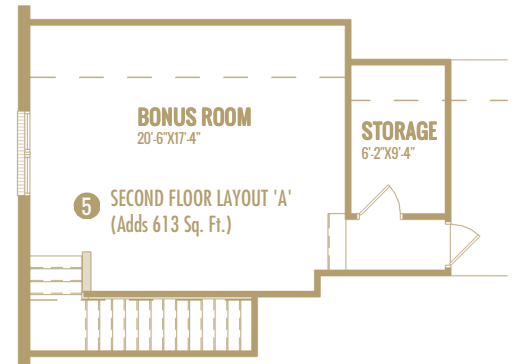
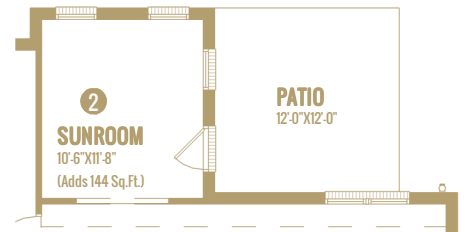
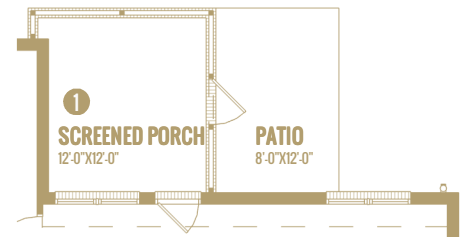
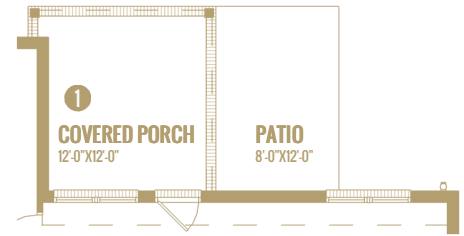
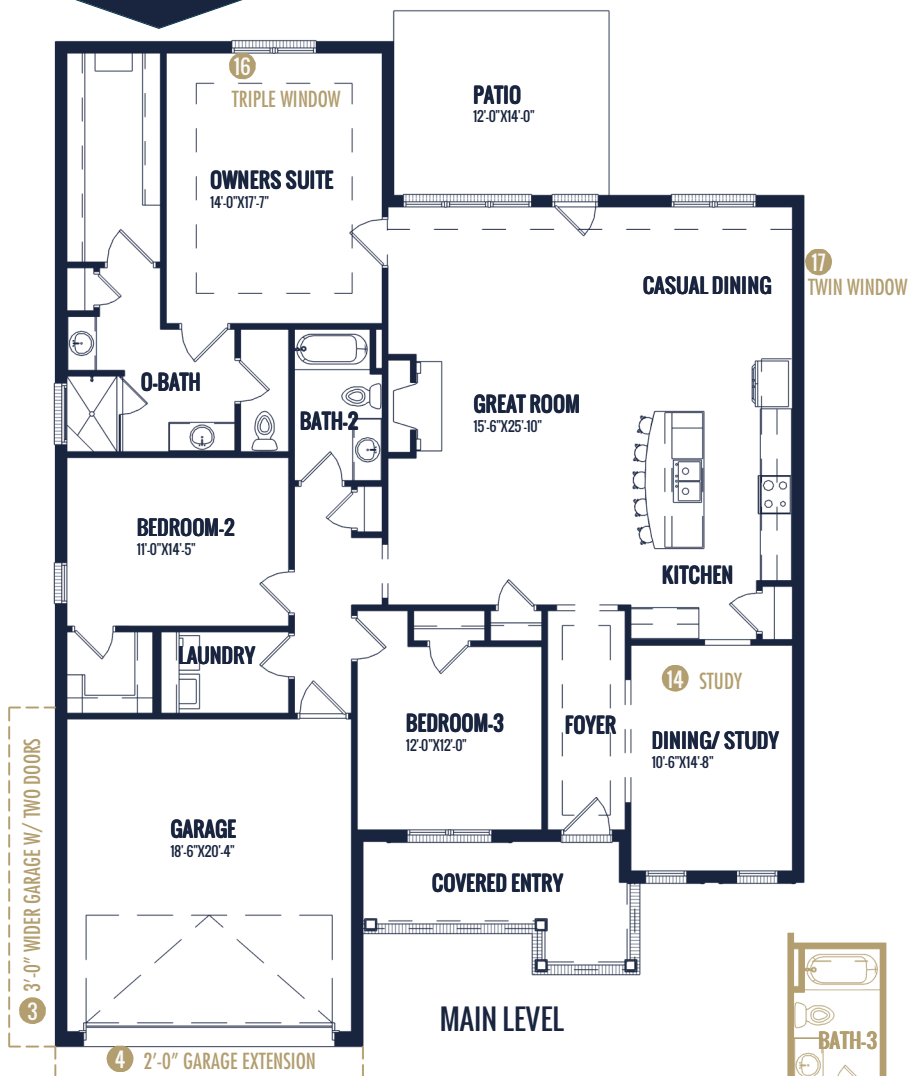
Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
4/20/2023 2:59:02 PM





ISENHOUR  
HOMES

# FLOOR PLAN: LILY TRANSITIONAL



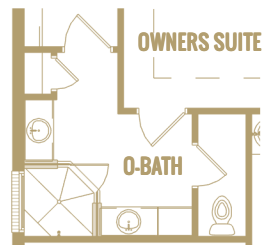
3 3'-0" WIDER GARAGE W/ TWO DOORS

Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.

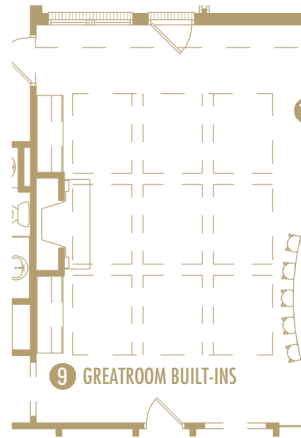
4/20/2023 2:59:03 PM



# FLOOR PLAN: LILY TRANSITIONAL

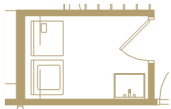


8 OWNERS BATH LUXURY LAYOUT



9 GREATROOM BUILT-INS

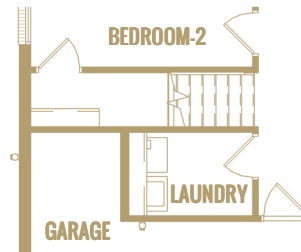
10 GREATROOM TRAY W/  
COFFERED CEILING  
(not available with  
second floor options)



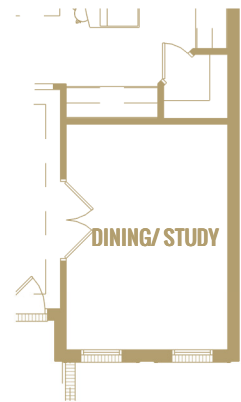
11 LAUNDRY SINK



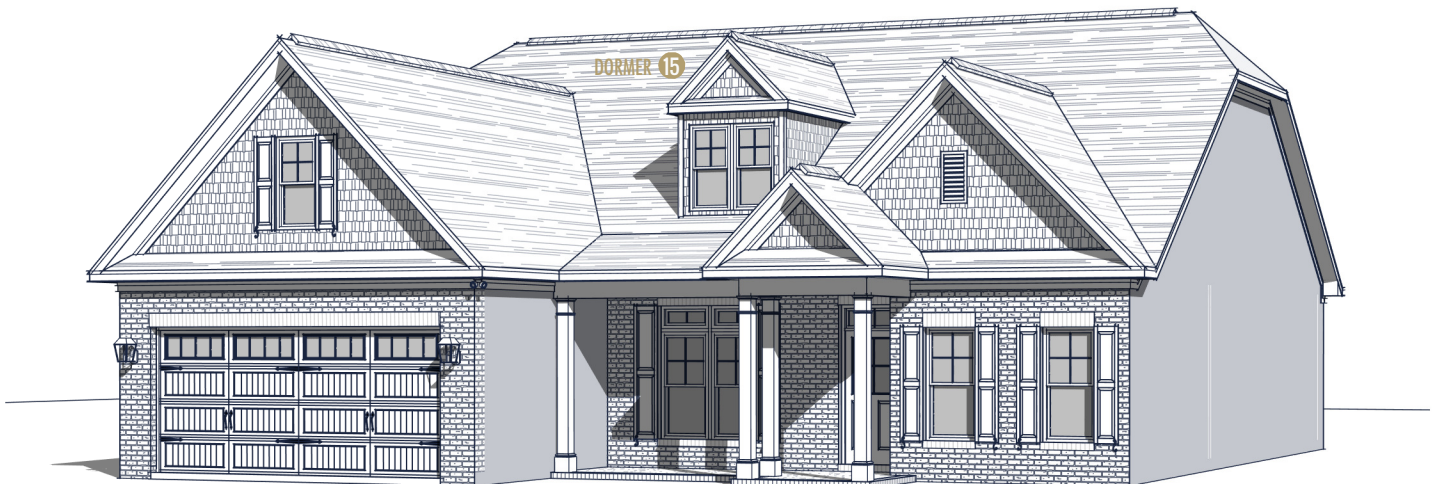
12 BEDROOM 2  
ENSUITE BATH



13 GARAGE STORAGE  
(requires second floor option)



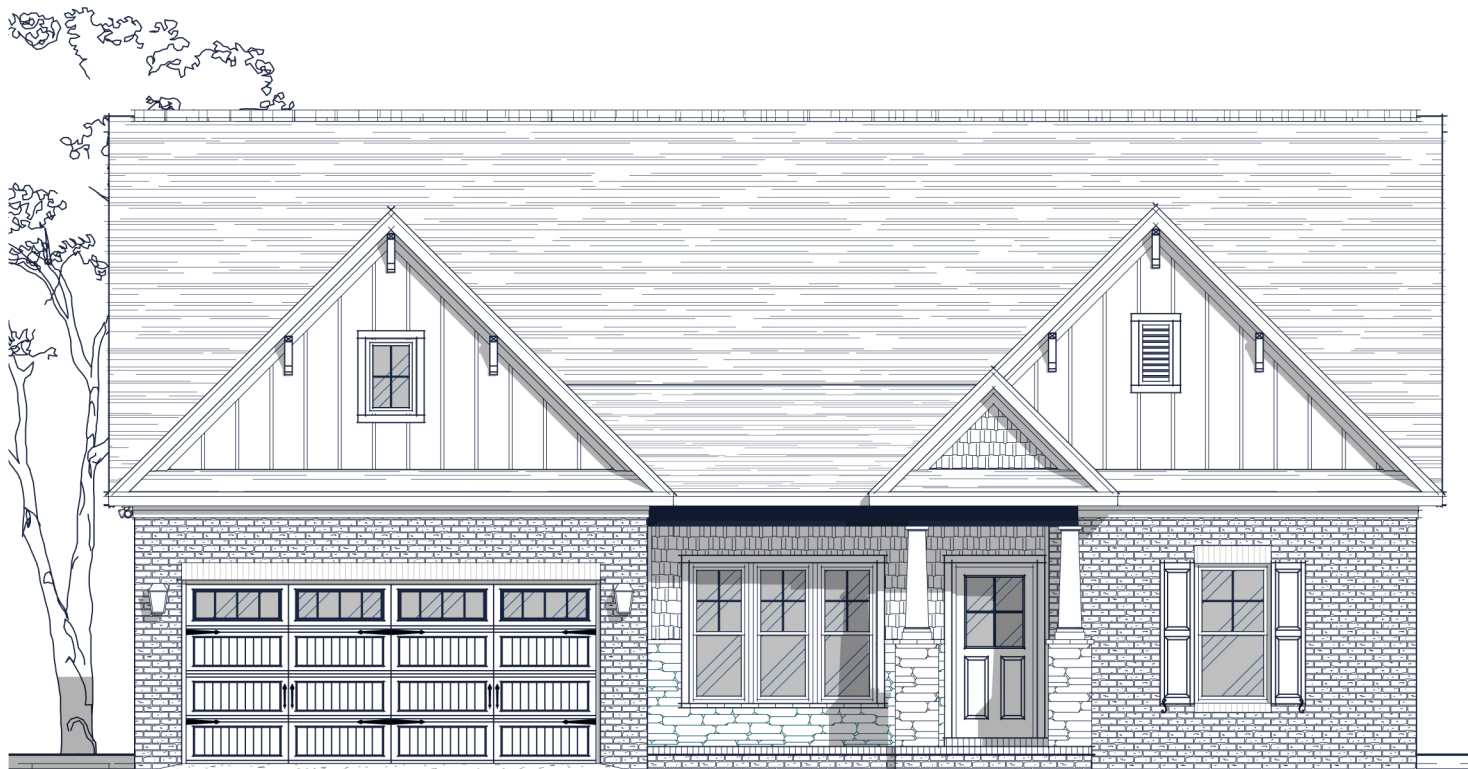
14 STUDY



Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.

4/20/2023 2:59:04 PM

# 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                 |

Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
5/26/2022 4:12:59 PM

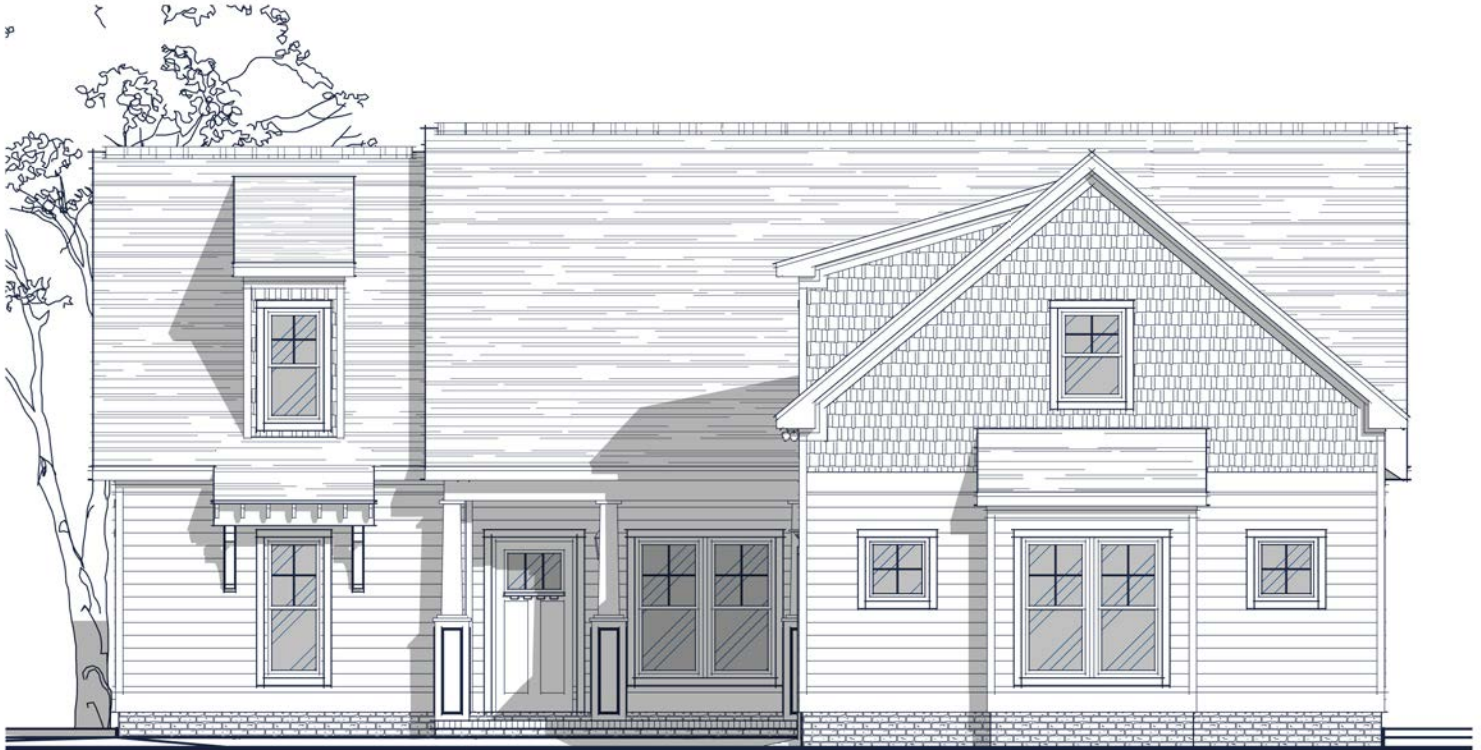


# FLOOR PLAN: OXFORD TRANSITIONAL



Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
5/26/2022 4:13:00 PM

# FLOOR PLAN: MUIRFIELD TRANSITIONAL



## Specs:

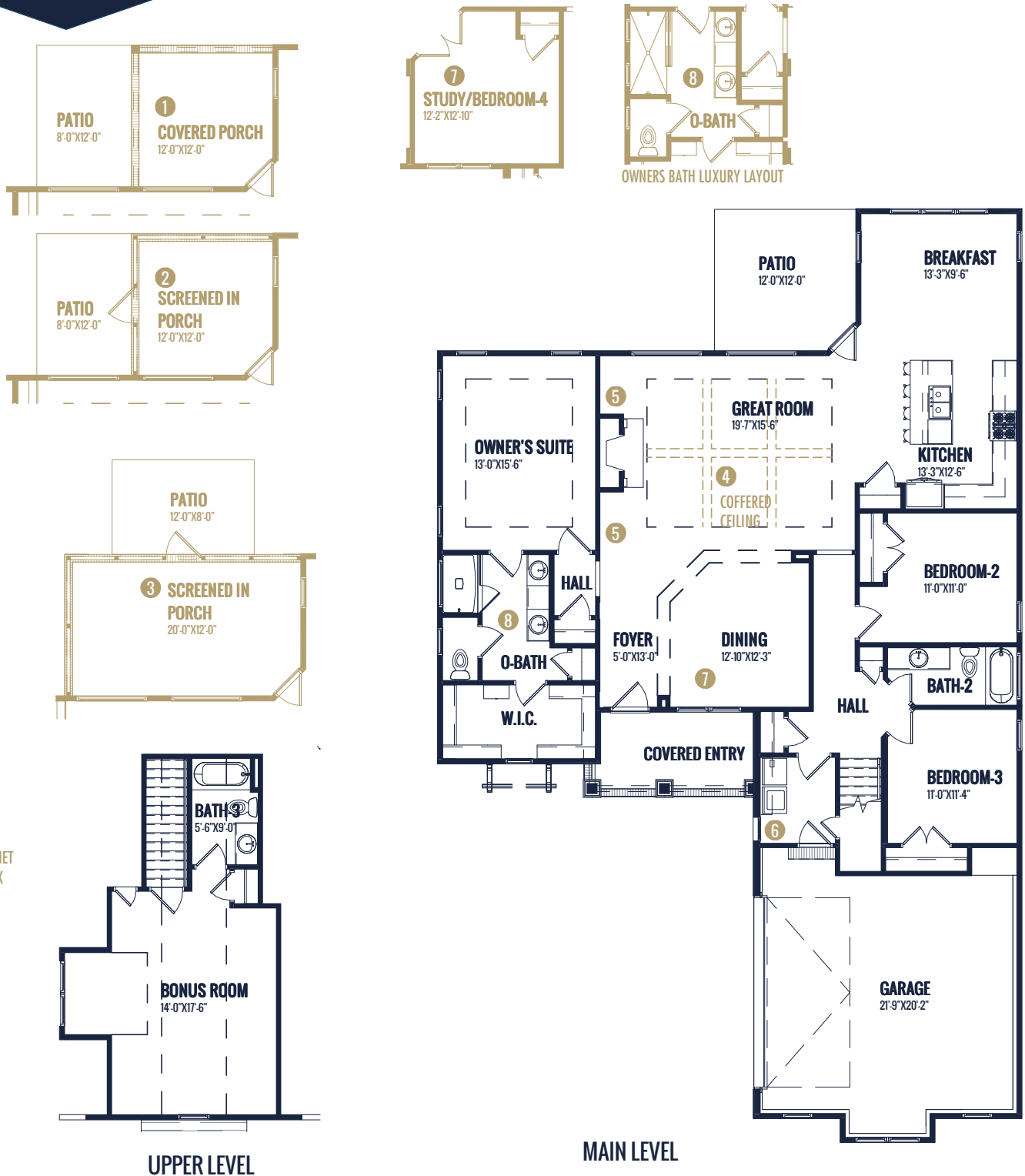
Bedrooms:	3-4
Bathrooms:	3
Square Footage:	2,442 Sq.Ft.
First Level:	2,014 Sq.Ft.
Second Level:	428 Sq.Ft.
Width:	49' - 3"
Depth:	78' - 9"

## Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Extended Screened in Porch
- 4 Great Room Coffered Ceiling
- 5 Built-ins in Great Room
- 6 Laundry Cabinet and (or) Sink
- 7 Study/Bedroom-4
- 8 Owners Bath Luxury Layout

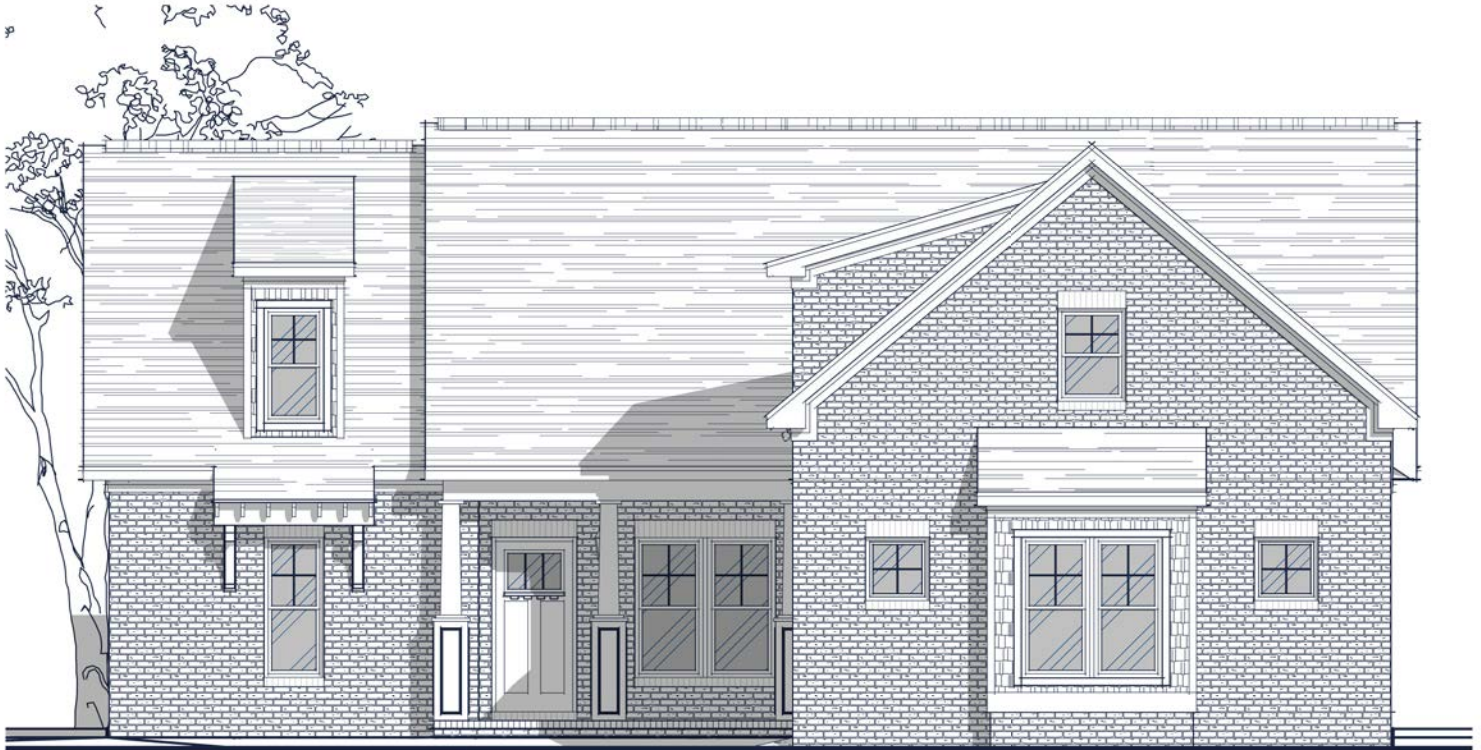
Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
12/8/2023 2:33:53 PM

# FLOOR PLAN: MUIRFIELD TRANSITIONAL



Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
12/8/2023 2:33:55 PM

# FLOOR PLAN: MUIRFIELD TRANSITIONAL



## Specs:

Bedrooms:	3-4
Bathrooms:	3
Square Footage:	2,526 Sq.Ft.
First Level:	2,087 Sq.Ft.
Second Level:	439 Sq.Ft.
Width:	50' - 0"
Depth:	79' - 6"

## Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Extended Screened in Porch
- 4 Great Room Coffered Ceiling
- 5 Built-ins in Great Room
- 6 Laundry Cabinet and (or) Sink
- 7 Study/Bedroom-4
- 8 Owners Bath Luxury Layout

Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
12/8/2023 12:46:56 PM

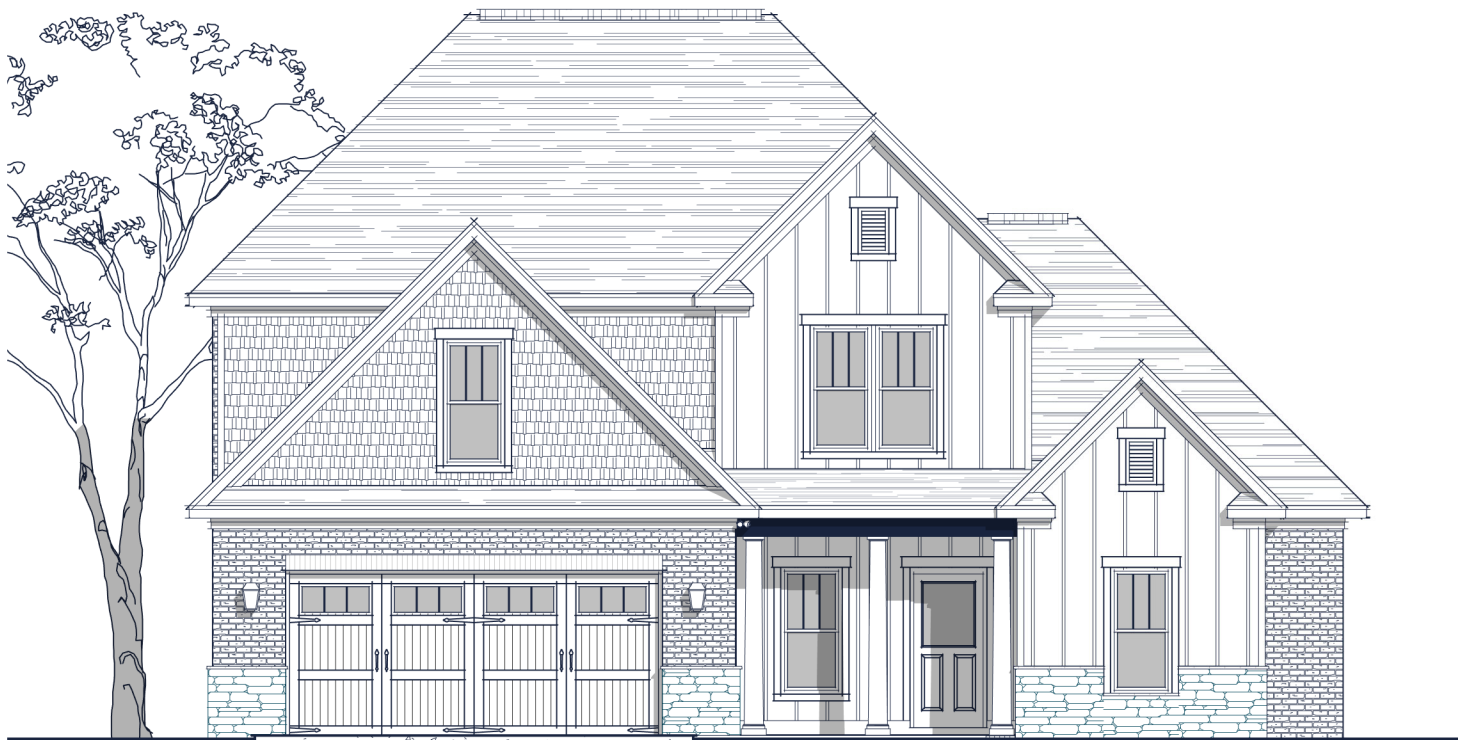
# FLOOR PLAN: MUIRFIELD TRANSITIONAL



Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
12/8/2023 12:46:59 PM



# FLOOR PLAN: SYDNEY TRANSITIONAL



## Specs:

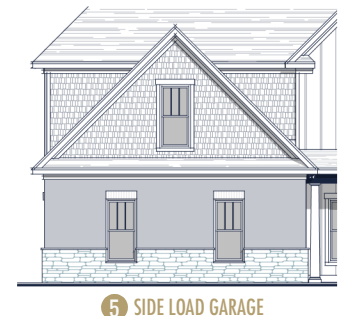
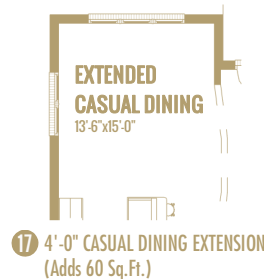
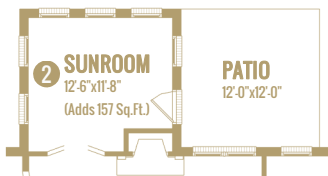
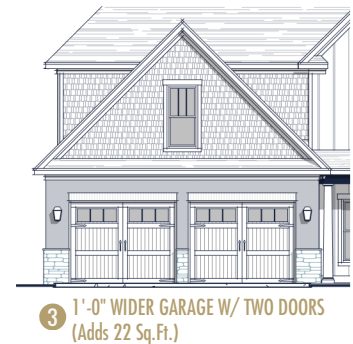
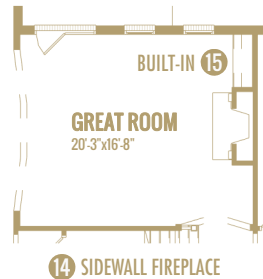
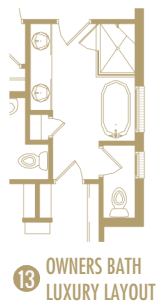
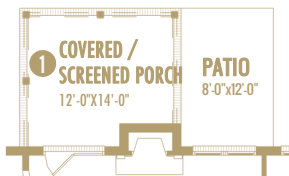
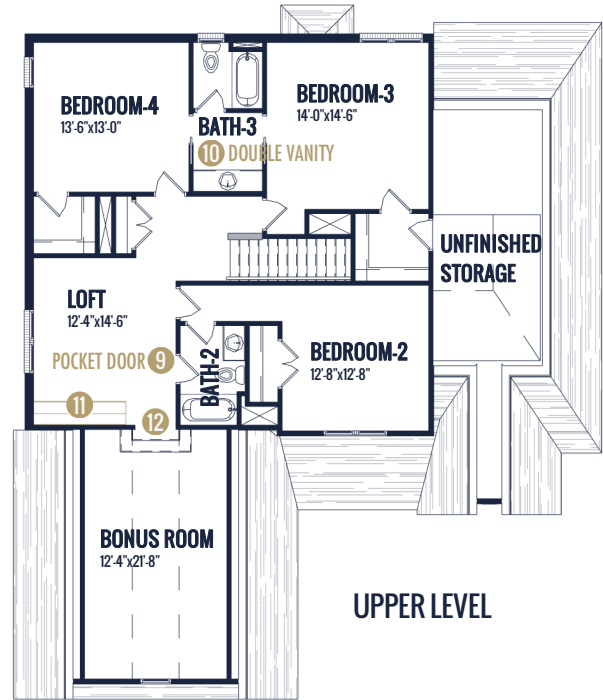
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,263 Sq.Ft.
First Level:	1,752 Sq.Ft.
Second Level:	1,511 Sq.Ft.
Width:	49' - 0"
Depth:	56' - 8"

## 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         |

Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
6/27/2019 4:27:04 PM

# FLOOR PLAN: SYDNEY TRANSITIONAL



Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
6/27/2019 4:28:25 PM

# FLOOR PLAN: MADISON TRANSITIONAL



## Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,226 Sq.Ft.
First Level:	1,966 Sq.Ft.
Second Level:	1,260 Sq.Ft.
Width:	50' - 0"
Depth:	56' - 0"

## Options Shown:

- |   |                                   |
|---|-----------------------------------|
| 1 Covered Porch                           | 10 Laundry Luxury Layout          |
| 2 Screened in Porch                       | 11 Door at Study                  |
| 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             |
| 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 En Suite Bath-3                |

Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
4/9/2024 11:18:59 AM

