



*the community*

# CLIFFMOOR



*presented by*

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YOU'RE IN GREAT HANDS





# about ISENHOUR 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 Twinhomes

### Exceptional Exterior Features

- All brick construction with low maintenance trim, shakes, and board & batten (per plan)
- 30-year architectural roof shingles with metal accents (per plan)
- Brick pavers at front walkways, entry stoops, and front porches
- Low-maintenance, single hung, vinyl tilt windows with LOW E insulated glass and screens
- Wood front entry doors
- Insulated steel garage door with belt drive openers and remote-controls
- Concrete driveway
- Large concrete patios (size per plan) with brick rowlock
- Security light at front and rear corners
- 2 frost-free hose bibs (front and rear)
- 2 exterior weatherproof outlets
- Professional landscaping and shrubbery
- Sod and irrigation system
- Sheetrocked and painted garage
- Accessible storage areas (per plan)
- Ventless gas fireplace with logs and granite surround in great room
- Wood mantle above fireplace with AV box and outlet
- Smooth finish, hollow core interior doors with brushed nickel lever hardware
- White laminate shelving in main level closets
- Laundry room wall cabinets
- Designer lighting package throughout
- Under cabinet lights in kitchen
- Decorative ceiling fans in great room and owner's suite
- Four recess cans in great room and owner's suite
- Cable and phone outlets in each bedroom, study, great room, and bonus room
- Security system with motion sensors, door contacts, keypad, smoke detector, and siren
- Electrical floor outlet in great room
- Digital thermostats
- Energy-saving gas heat on main level and high efficiency heat pumps on upper level (when multiple units specified)
- 50-gallon gas water heater
- Plantation shutters on front windows

### Impressive Interior Features

- Vaulted and tray ceilings per plan
- 10' ceiling heights on main level and 9' ceiling heights on upper level
- Smooth finish ceilings
- Two-piece crown moulding at foyer, hall, and dining (per plan)
- Traditional wainscot in foyer and dining (per plan)
- One-piece crown moulding in all living areas (per plan—certain ceilings such as vaulted do not allow)

### Delightful Designer Kitchens

- 42" Stained or Painted wall cabinets with matching crown moulding
- Decorative wood hood, 36" cooktop, and built-in wall oven/microwave layout
- Soft close doors and full extension dovetail soft close drawers

- GE Profile Stainless Steel appliance package (gas 36" cooktop, single convection wall oven with built-in microwave above, and dishwasher)
- Kitchen hood vented to the outside
- Granite or quartz countertops
- Custom subway tile backsplash
- Undermount stainless steel basin sink
- Moen spot resist stainless pullout single lever faucet
- Insinkerator 1/2 hp garbage disposal
- Recessed ice make connection for refrigerator

## Blissful Bath Amenities

### Owner's Bath

- 34" Stained or Painted cabinets
- Soft close doors and full extension dovetail soft close drawers
- Granite or quartz vanity tops with two undermount oval or rectangle sinks
- Decorative framed mirror
- Moen brushed nickel or chrome bath fixtures
- Full tile walk-in shower
- Elongated toilet

### Powder Bath (per plan):

- White pedestal sink
- Decorative framed mirrors
- Moen brushed nickel or chrome faucet
- Elongated toilet

### Secondary Baths:

- 34" Stained or Painted cabinets
- Soft close doors and full extension dovetail soft close drawers

- Granite or quartz vanity tops with undermount oval or rectangle sinks
- Full width sheet mirror above vanity
- Moen brushed nickel or chrome bath fixtures
- Fiberglass one piece tub/shower combination unit
- Elongated toilet

## Flooring

- 5" Handscraped, pre-finished hardwood flooring in foyer, hall, dining, great room, and kitchen/breakfast (per plan)
- Stain-resistant carpet with 6 lb. rebond padding in all bedrooms, study, and bonus room/den (per plan)
- Tile in all bathrooms and laundry room
- Full oak stained stair treads

## The Isenhour Quality Assurance

- Floorplan Review & Approval and Isenhour Homes Process Overview
- Pre-construction Site Orientation
- Mechanical / Electrical Walk-Thru
- Pre-Paint / Trim 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. We offer 4 hours of design time with our Design Consultant. Should you need more time designing your home, a charge of \$75.00 per hour can be added to your selections.



# CLIFFMOOR

## Twinhomes

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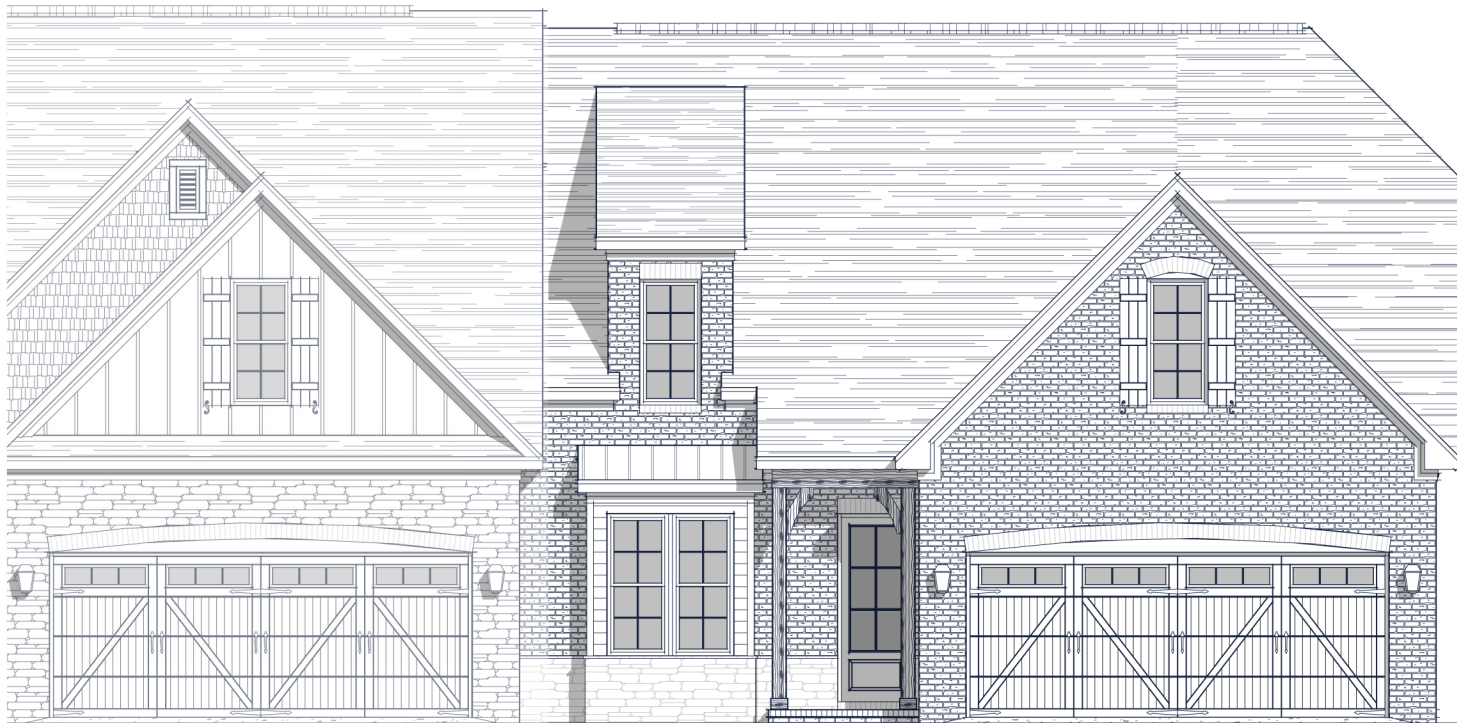
PLAN	BEDROOMS	BATHS	SQ. FOOTAGE	PRICE
Halifax	3/4	3	2753	\$ 510,000
Fairburn	3/4	3	2889	\$ 520,000
Glasgow	3	2.5	2963	\$ 530,000
Edinburgh	3	2.5	3462	\$ 560,000

 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.



ISEN HOUR  
HOMES

# FLOOR PLAN: HALIFAX



## Specs:

Bedrooms: 3-4  
 Bathrooms: 3  
 Square Footage: 2,753 Sq.Ft.  
 First Level: 1,680 Sq.Ft.  
 Second Level: 1,073 Sq.Ft.  
 Width: 40'-0"  
 Depth: 58'-0"

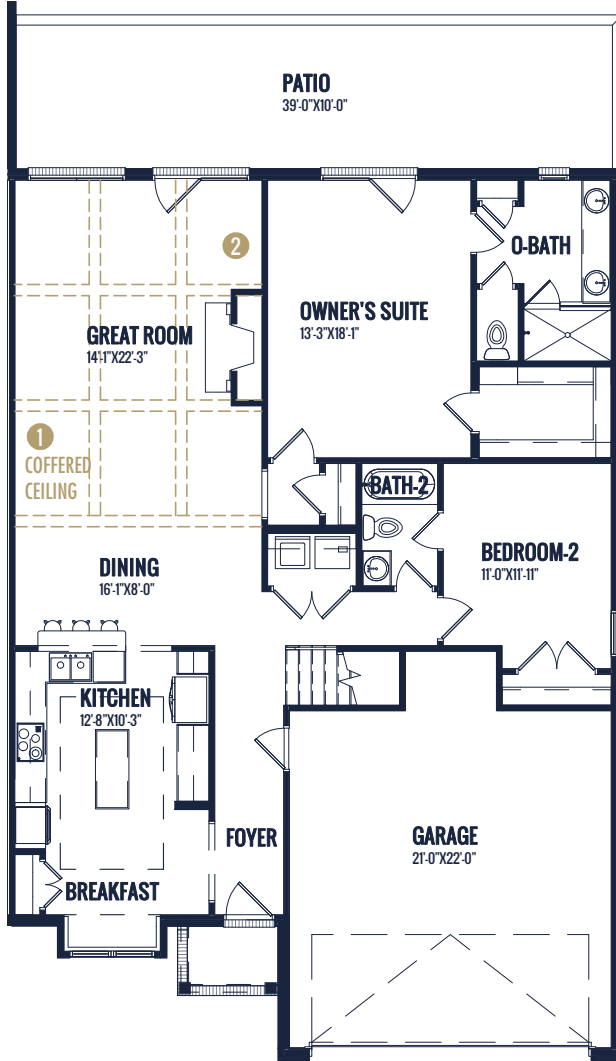
## Options Shown:

- ① Coffered Ceiling
- ② Built-ins
- ③ Bedroom 4
- ④ Kitchen Layout "B"

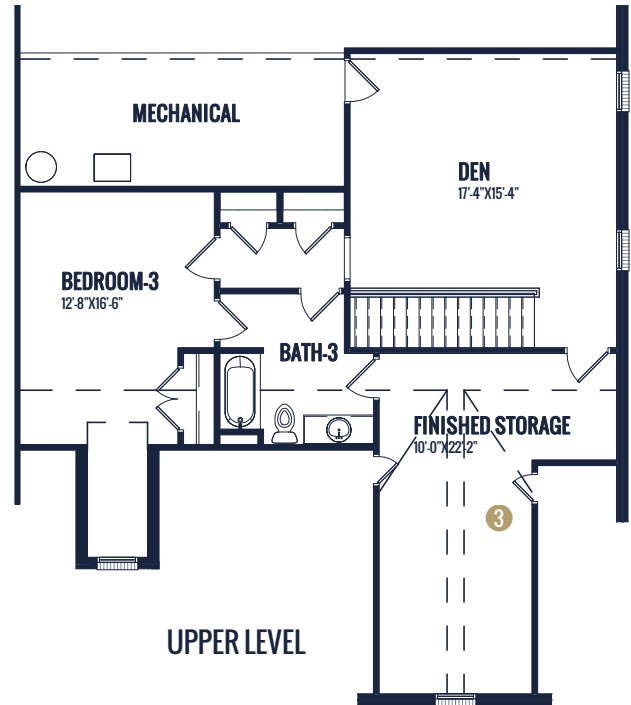
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# FLOOR PLAN: HALIFAX

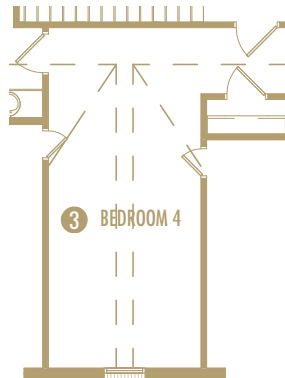
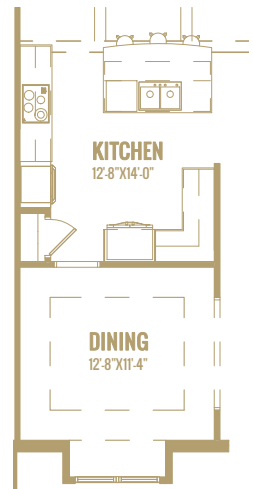


**MAIN LEVEL**



**UPPER LEVEL**

**4** KITCHEN LAYOUT "B"

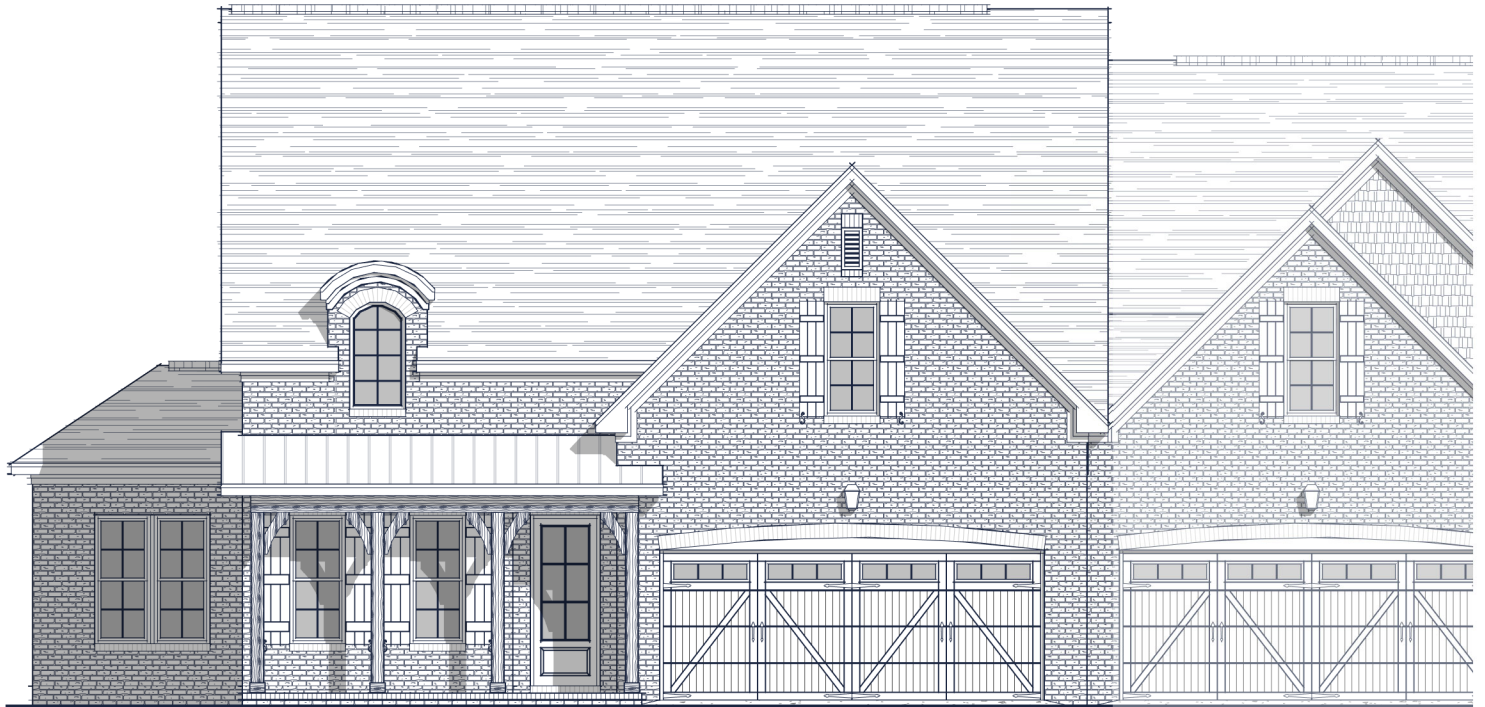


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# FLOOR PLAN: FAIRBURN



## Specs:

Bedrooms: 3-4  
 Bathrooms: 3  
 Square Footage: 2,889 Sq.Ft.  
 First Level: 1,928 Sq.Ft.  
 Second Level: 961 Sq.Ft.  
 Width: 50'-0"  
 Depth: 61'-8"

## Options Shown:

- 1 Coffered Ceiling
- 2 Laundry Sink
- 3 Built-Ins
- 4 Drop Zone
- 5 Bedroom 4  
(Adds 366 Sq. Ft.)

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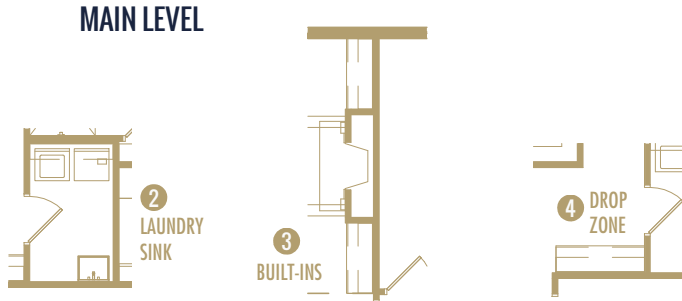
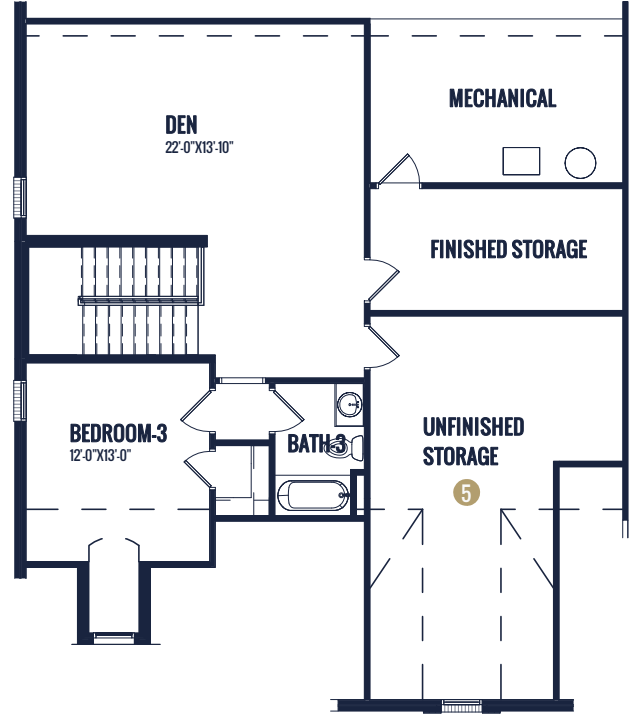
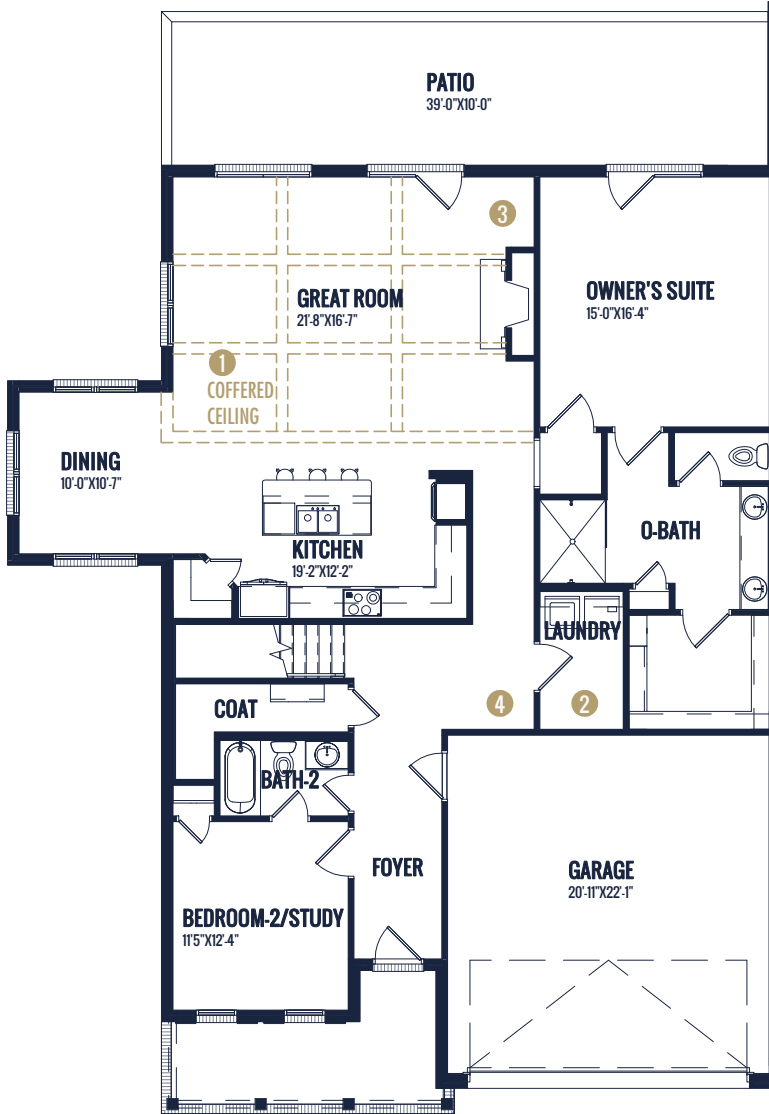
**IsenhourHomes.com**





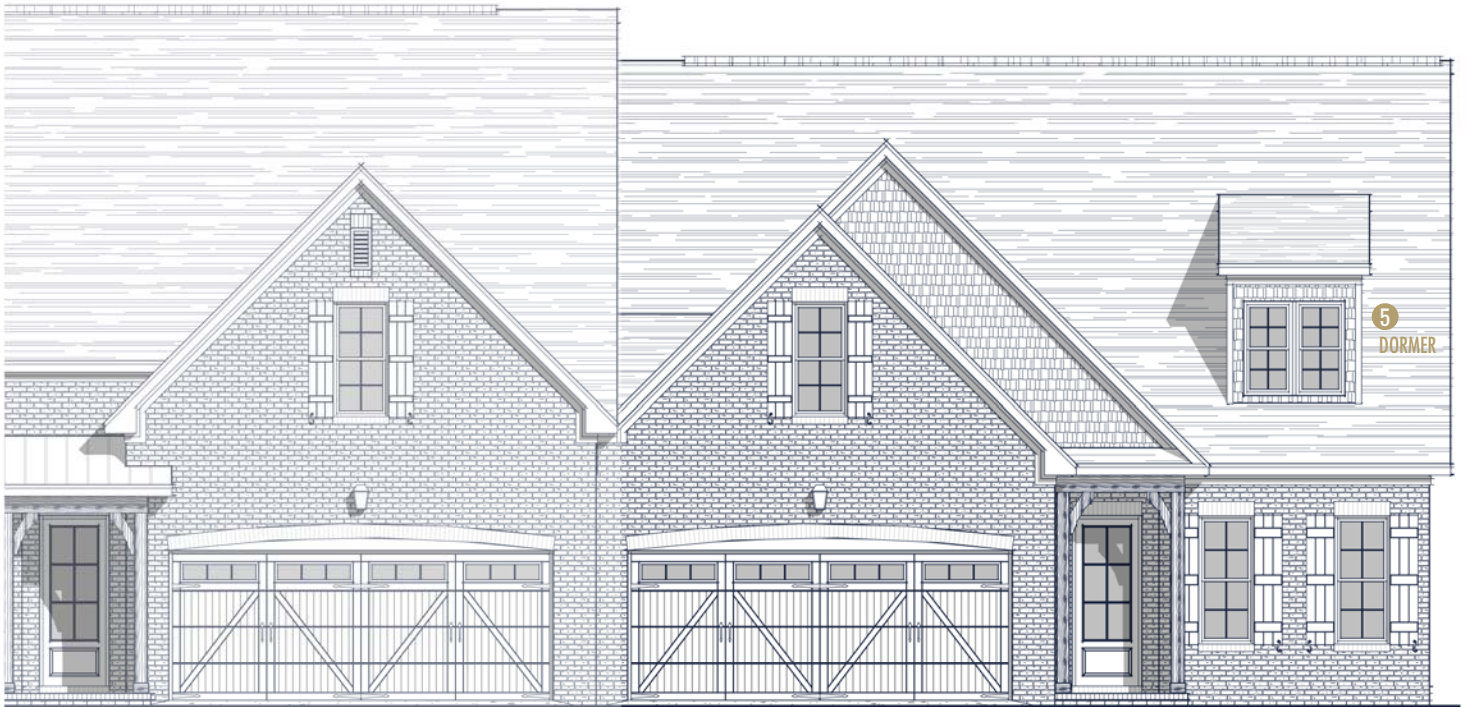
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# FLOOR PLAN: FAIRBURN



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## Specs:

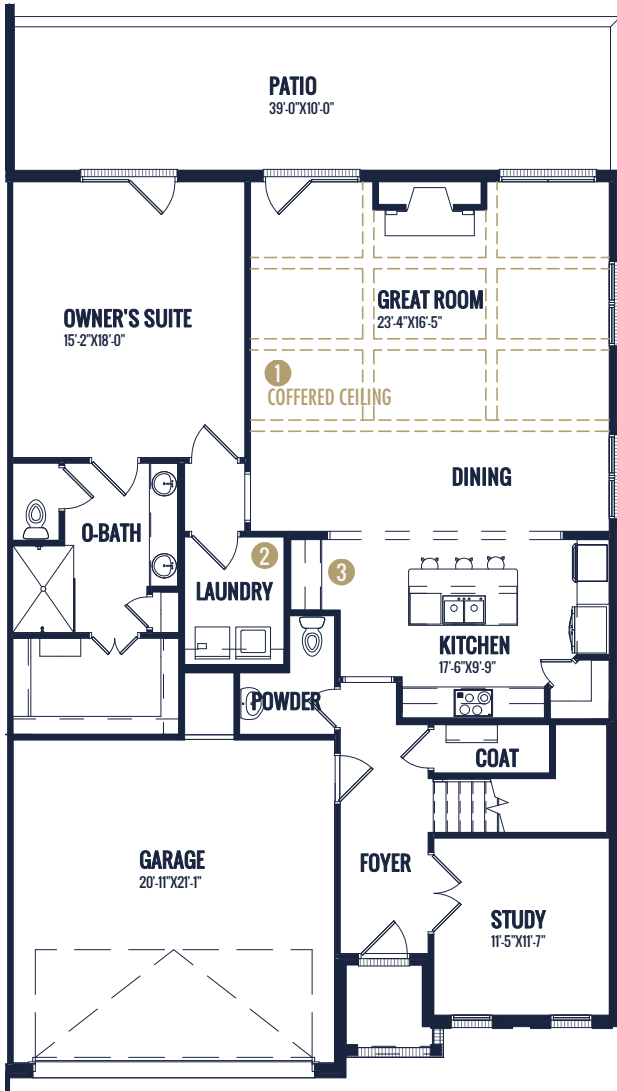
Bedrooms:	3
Bathrooms:	2.5
Square Footage:	2,963 Sq.Ft.
First Level:	1,788 Sq.Ft.
Second Level:	1,175 Sq.Ft.
Width:	40'-0"
Depth:	59'-0"

## Options Shown:

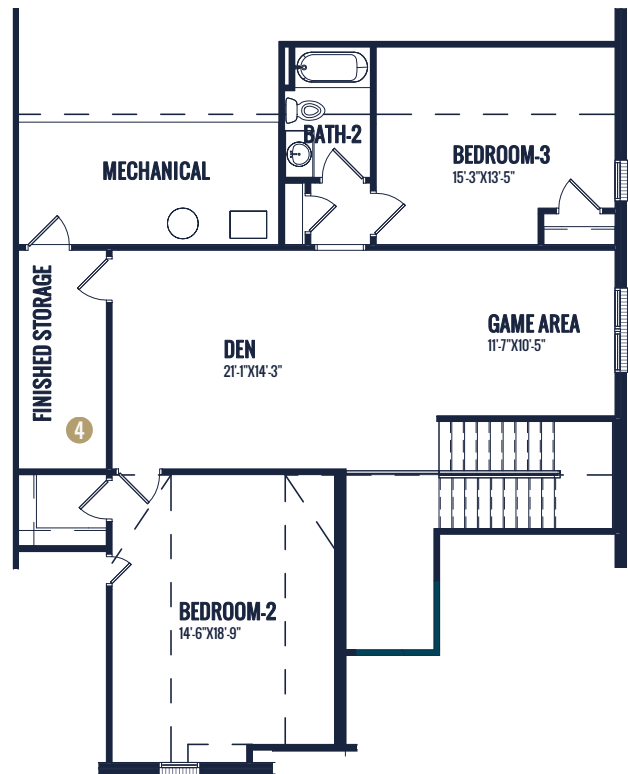
- ① Coffered Ceiling
- ② Laundry Sink
- ③ Wet Bar Sink
- ④ Bath 3
- ⑤ Dormer

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# FLOOR PLAN: GLASGOW



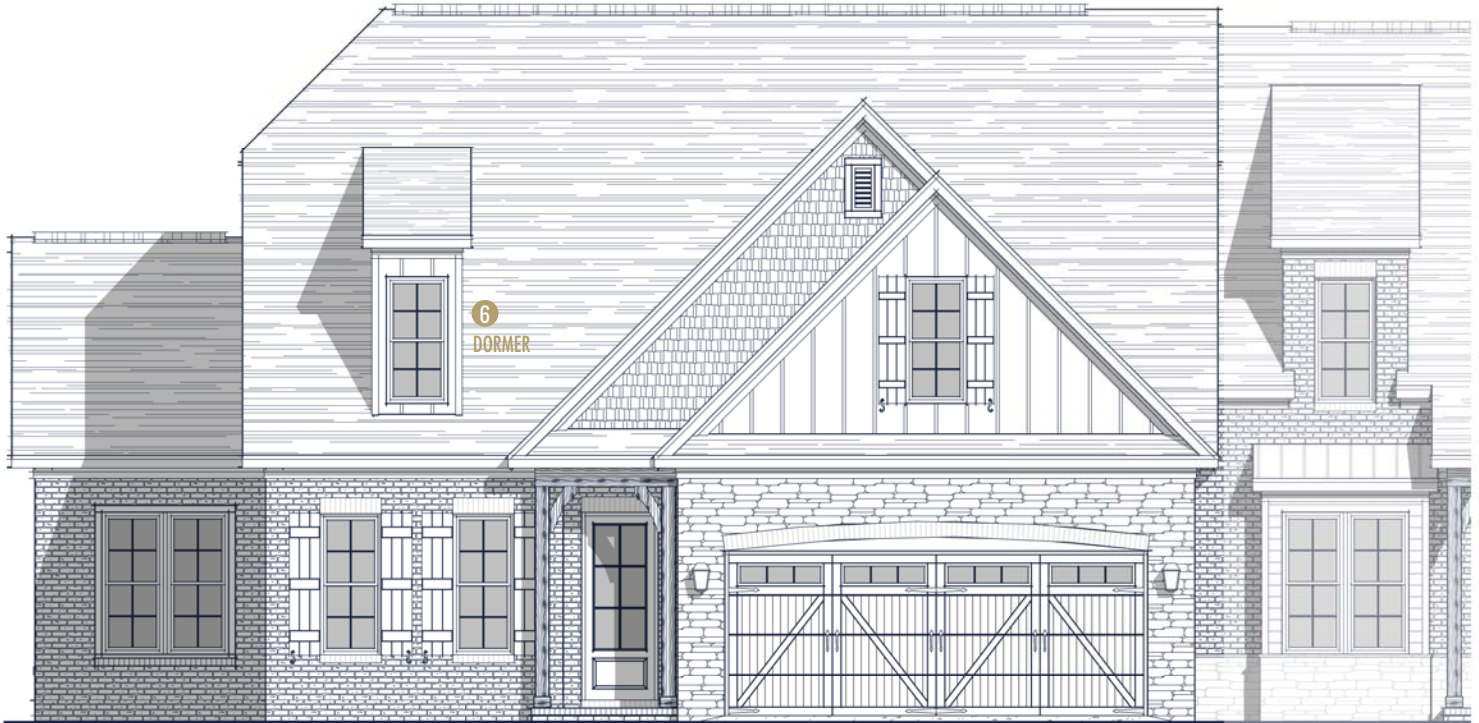
**MAIN LEVEL**



**UPPER LEVEL**



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## Specs:

Bedrooms:	3
Bathrooms:	2.5
Square Footage:	3,462 Sq.Ft.
First Level:	2,057 Sq.Ft.
Second Level:	1,405 Sq.Ft.
Width:	50'-0"
Depth:	58'-9"

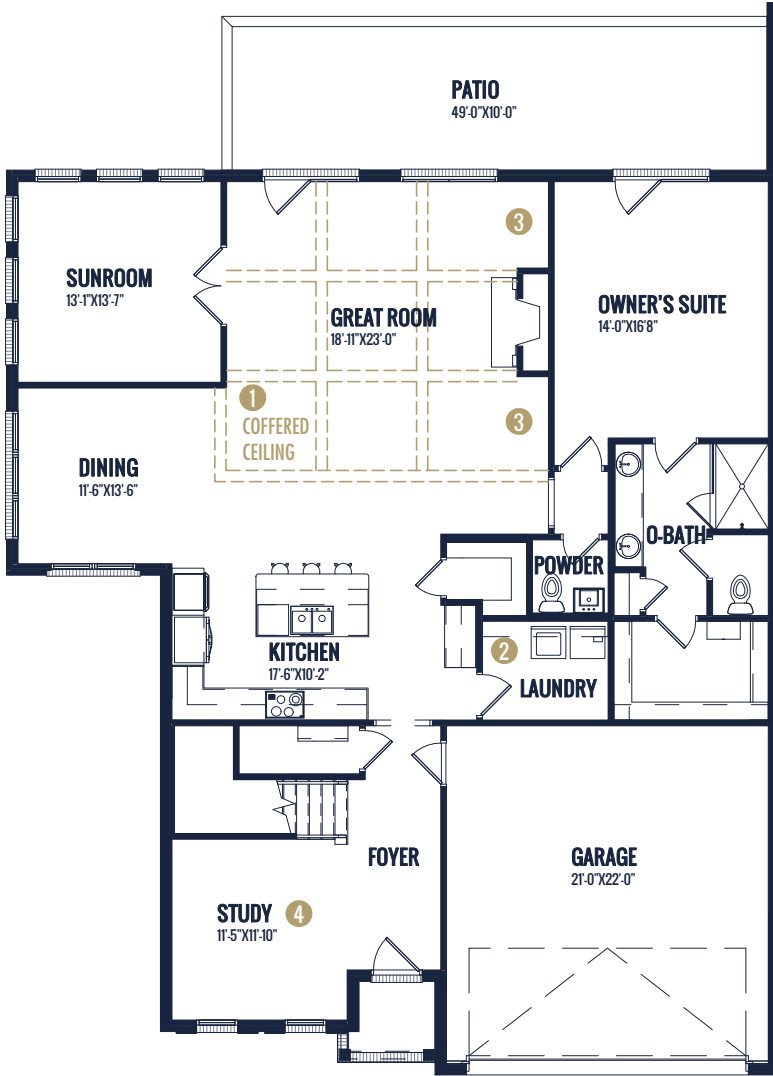
## Options Shown:

- ① Coffered Ceiling
- ② Laundry Sink
- ③ Built-ins
- ④ Study
- ⑤ Bath 3
- ⑥ Dormer

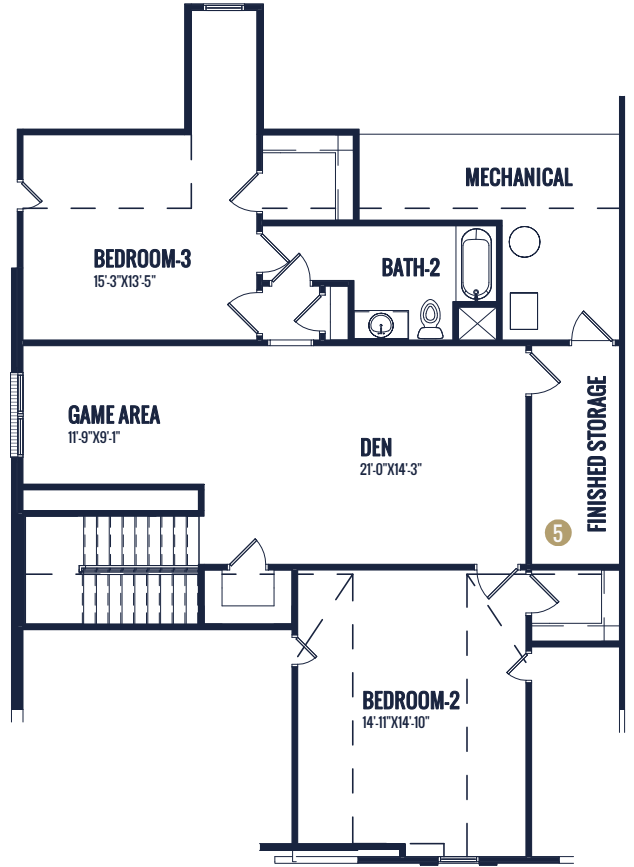
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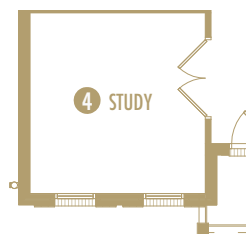
# FLOOR PLAN: EDINBURGH



MAIN LEVEL



UPPER LEVEL



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