



THE HIGHLANDS AT MEADOWLANDS

Included Features for Patio Homes

Exceptional Exterior Features

- All brick construction with low-maintenance trim & shakes
- 30-year architectural roof shingles
- Low-maintenance, single hung, vinyl tilt windows with insulating glass and screens
- Fiberglass entry doors
- 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 front and rear corners
- 2 frost-free hose bibs (front and rear)
- 2 exterior weatherproof outlets
- Professional landscaping and shrubbery
- Decorative metal post mailboxes
- Sheetrocked and painted garage
- Accessible storage areas (per plan)

Impressive Interior Features

- Vaulted and tray ceilings (per plan)
- Smooth white ceilings
- Designer paint palette throughout: Kilim Beige (acrylic flat latex) on walls; High Hiding White (acrylic semi-gloss latex) on trim
- Two-piece crown moulding & chair railing at foyer, hall, and dining (per plan)
- Ventless gas fireplace with logs and slate surround in great room
- Wood mantle above fireplace with AV box and conduit
- Smooth finish, hollow core interior doors, choice of 3 styles, with brushed nickel hardware
- Ventilated shelving organizing closet systems in all closets and pantry
- Designer lighting package throughout
- Cable and phone outlets in each bedroom, great room, and bonus room
- Ceiling fans in great room and owner's suite
- Electrical floor outlet in great room
- Digital thermostats
- Energy-saving gas heat
- 50-gallon gas water heater



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Delightful Designer Kitchens

- 36" Maple or Birch flat panel stained wall cabinets with crown moulding
- GE Stainless Steel appliance package (electric smooth-top self-cleaning range, microwave above range, and dishwasher)
- Granite countertops with an undermount stainless steel sink
- Custom subway tile backsplash (brick install)
- Stainless single lever faucet with matching side spray
- Garbage disposal
- Recessed ice maker connection for refrigerator

Blissful Bath Amenities

Owner's Bath

- 34" Birch flat panel stained cabinets
- Cultured marble vanity tops with integral sinks
- Full width mirror above vanities
- Moen chrome water-saving bath faucets
- Garden tub/shower combination
- Water-saver elongated toilet
- Vanity with 2 integral sinks

Secondary Baths:

- 34" Birch flat panel stained cabinets
- Cultured marble vanity top with integral sinks
- Full width mirror above vanity
- Moen chrome water-saving bath faucets
- Fiberglass tub/shower combination
- Water-saver round front toilet
- Vanity with 1 sink

Flawless Flooring


- 5" pre-finished, handscraped hardwood flooring in foyer, hall, dining, great room, and kitchen/breakfast (per plan)
- Stain-resistant carpet with 6 lb. padding in all bedrooms, stairs, and bonus room
- Ceramic tile in owner's bath and main level secondary bathroom
- Vinyl flooring in upper level bathrooms and laundry room

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.

 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.