ISENHOUR
HOMES

the community

INVERNESS PARK AT MEADOWLANDS

presented by

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YOU'RE IN GREAT HANDS

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ISENHOUR HOMES

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.

3411 Healy Drive, Suite A | **Winston-Salem, NC** 27103 | **336-659-8211**
4330 Southport Supply Rd, Suite 101 | **Southport, NC** 28461 | **910-363-1620**

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INVERNESS PARK AT MEADOWLANDS

Included Features

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 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 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 wire shelving organizing closet systems in all closets and pantry
- Designer Progress Lighting brushed nickel 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

INVERNESS PARK AT MEADOWLANDS

Delightful Designer Kitchens

- 36″ stained wall cabinets, choice of 2 styles, with crown moulding
- Frigidaire Stainless Steel 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 mirror above vanities
- Moen chrome water-saving bath faucets
- Fiberglass garden/tub shower combo (per plan) or fiberglass shower
- 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, and great room (per plan)
- Shaw stain-resistant carpet with 6 lb. padding in all bedrooms, stairs, bonus room, and study (per plan)
- Tile in all 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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Updated 07/19/2022

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Patio Homes – A Lots

PLAN	BEDROOMS	BATHS	SQ. FOOTAGE
Lily	3	2	2142
Barrington	3	2	2241
Oxford	3	2	2298
Penny	3	2–3	2311

Structural Options

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

Prices are based on concrete slab foundation.
Square footage may differ per elevation. See attached individual floorplan / elevation for exact square footage.
Pricing is subject to change.

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Updated 07/19/2022

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 157 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. Dormers
15. Triple Window
16. Twin Window

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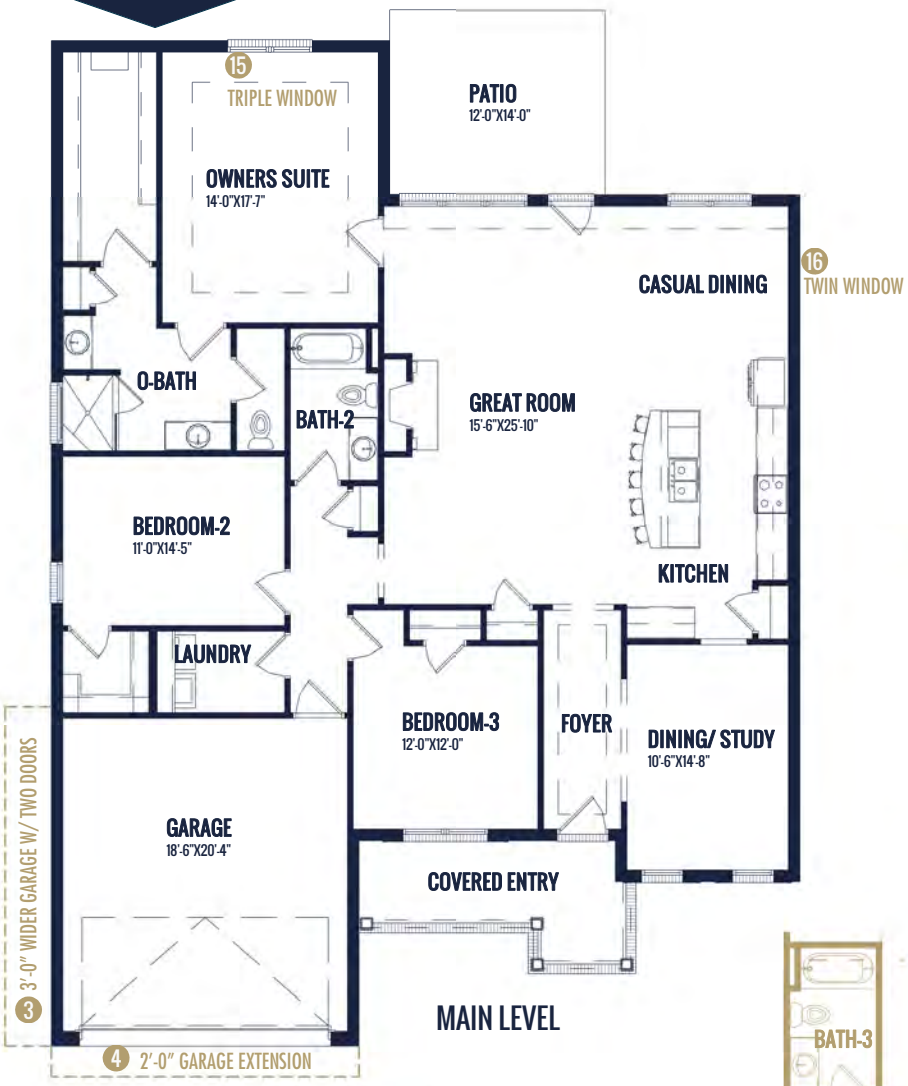
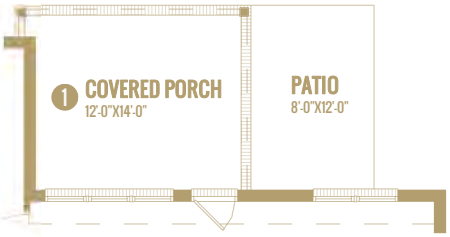
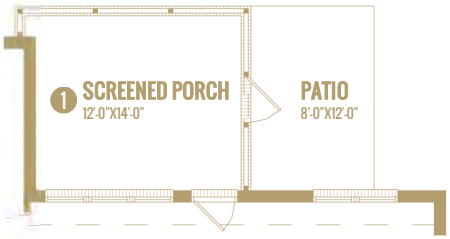
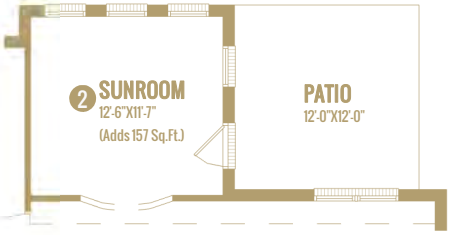
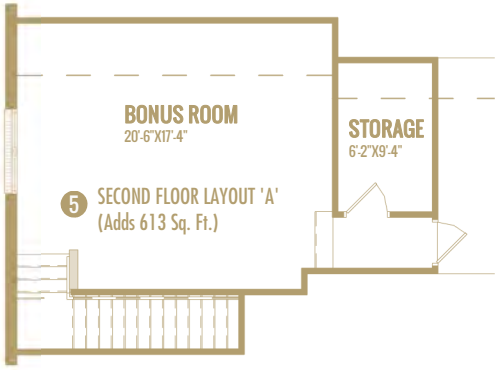
FLOOR PLAN: LILY TRANSITIONAL











7 SECOND FLOOR BATH

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

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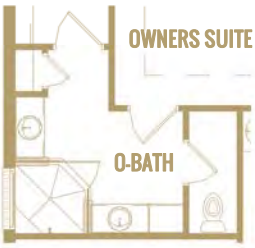
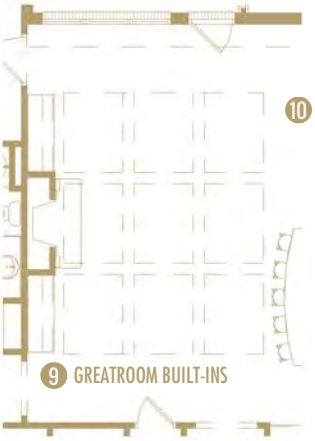
FLOOR PLAN: LILY TRANSITIONAL



8 OWNERS BATH LUXURY LAYOUT



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

9 GREATROOM BUILT-INS

11 LAUNDRY SINK

12 BEDROOM 2 ENSUITE BATH

13 GARAGE STORAGE (requires second floor option)

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FLOOR PLAN: LILY TRADITIONAL

Specs:

Bedrooms:	3
Bathrooms:	2
Square Footage:	2,151 Sq.Ft.
First Level:	2,151 Sq.Ft.
Width:	48'-8"
Depth:	65'-4"

Options Shown:

1. Covered / Screened in Porch
2. Sunroom (Adds 157 Sq.Ft.)
3. 3'-0" Wider Garage w/ Two Doors
4. 2'-0" Garage Extension
5. Second Floor Layout 'A' (Adds 613 Sq. Ft.)
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15. Triple Window
16. Twin Window

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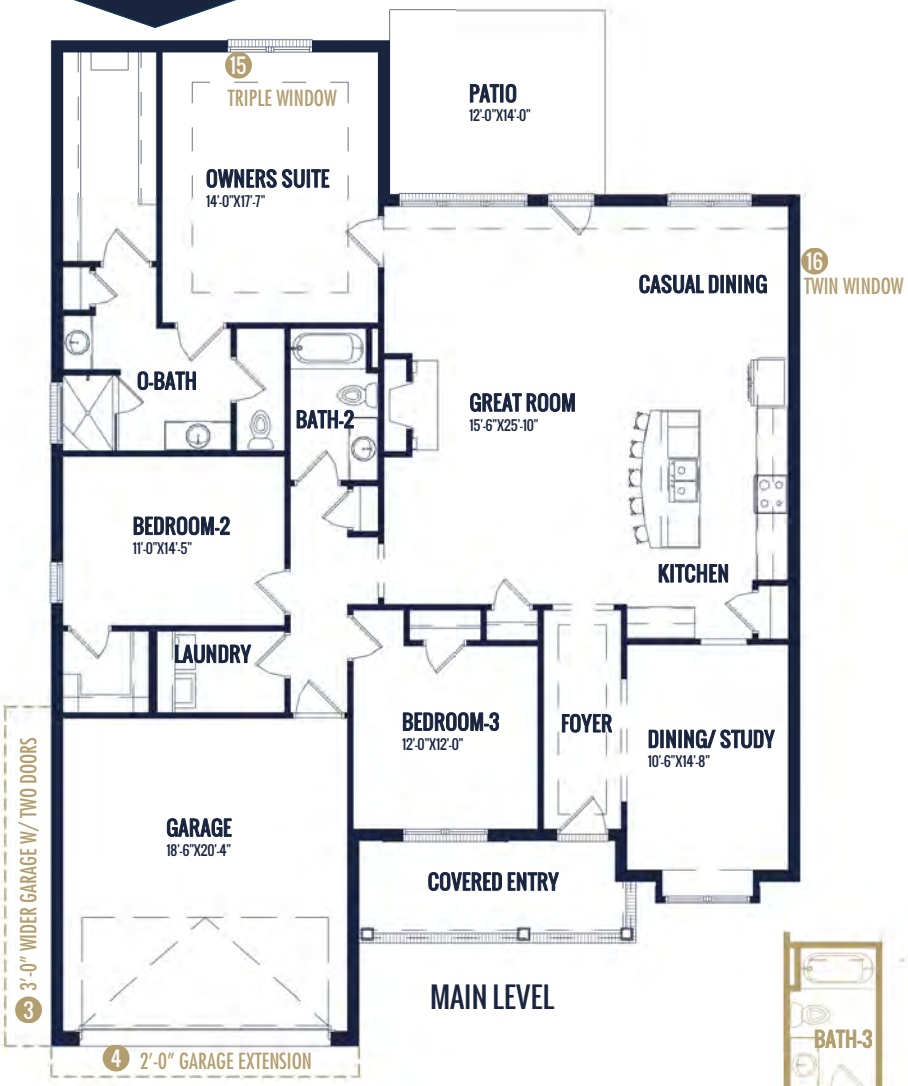
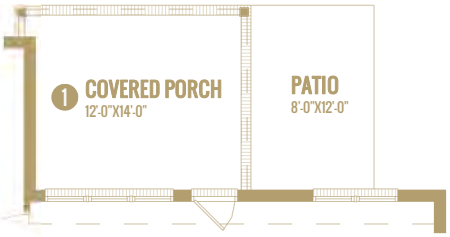
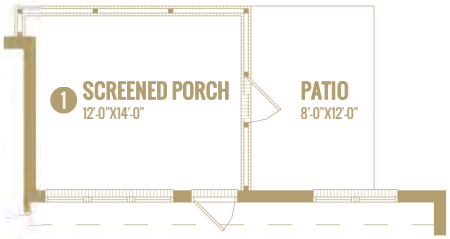
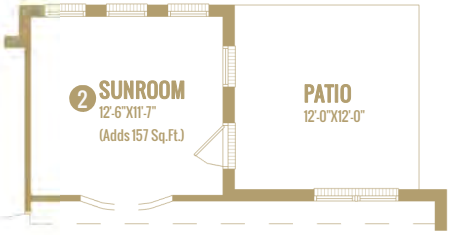
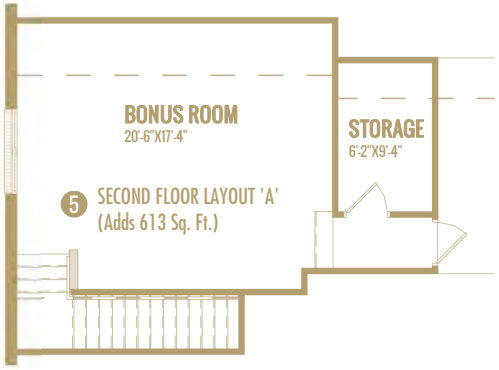
FLOOR PLAN: LILY TRADITIONAL











7 SECOND FLOOR BATH

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

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6/29/2021 11:40:25 AM

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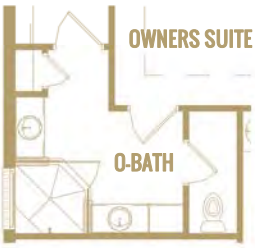
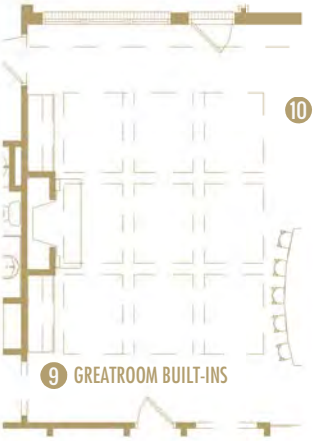
FLOOR PLAN: LILY TRADITIONAL



8 OWNERS BATH LUXURY LAYOUT



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

9 GREATROOM BUILT-INS

11 LAUNDRY SINK

12 BEDROOM 2 ENSUITE BATH

13 GARAGE STORAGE (requires second floor option)

14 DORMERS

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3/27/2020 2:06:29 PM

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FLOOR PLAN: BARRINGTON FRENCH COUNTRY

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
2. Sunroom (Adds 168 Sq.Ft.)
3. Sunroom 'B' (Adds 240 Sq. Ft.)
4. 2'-0" Wider Garage w/ Two Doors
5. 2'-0" Garage Extension
6. Second Floor Layout 'B' (Adds 252 Sq. Ft.)
7. Second Floor Bath
8. Greatroom Built-in
9. Laundry Cabinets w/ Sink
10. Owners Bath Luxury Layout

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6/10/2022 9:43:18 AM

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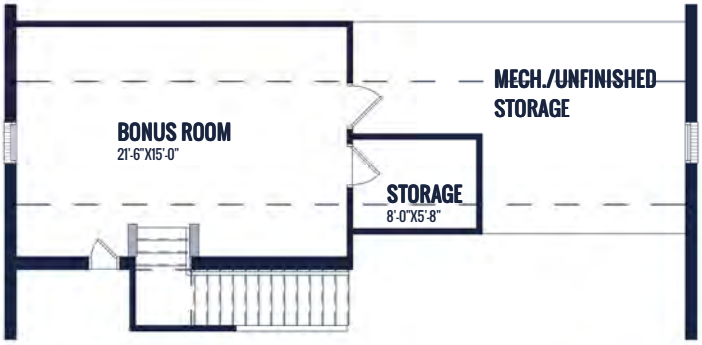
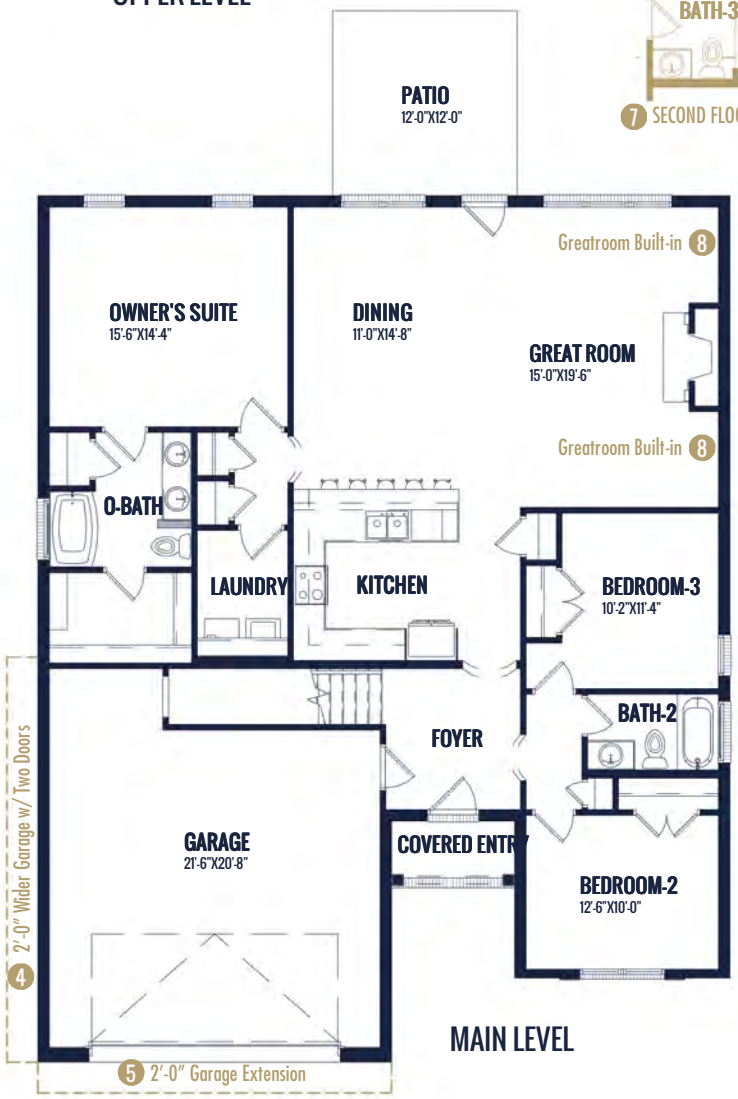
FLOOR PLAN: BARRINGTON FRENCH COUNTRY

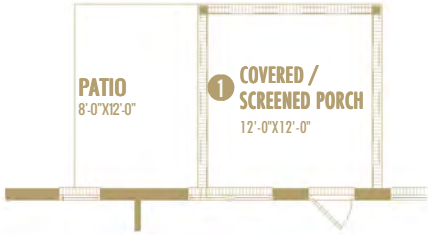


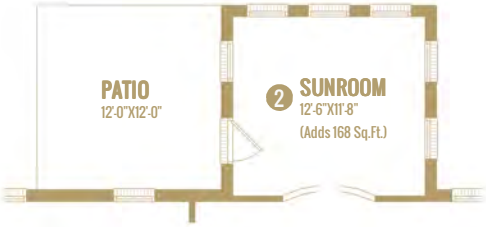
UPPER LEVEL

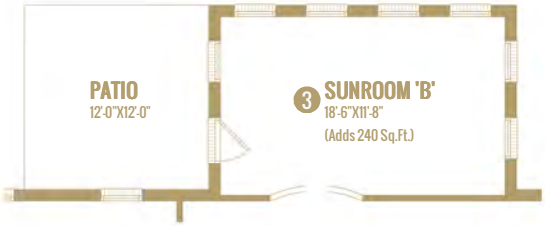


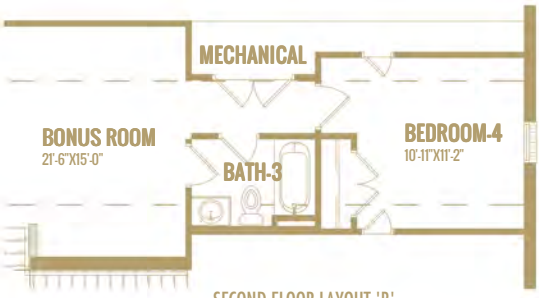
MAIN LEVEL

7 SECOND FLOOR BATH



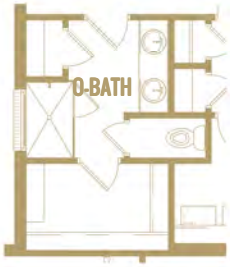






6 SECOND FLOOR LAYOUT 'B'
(Adds 252 Sq.Ft.)

9 LAUNDRY CABINETS W/ SINK



10 OWNERS BATH LUXURY LAYOUT

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10. Owners Bath Luxury Layout

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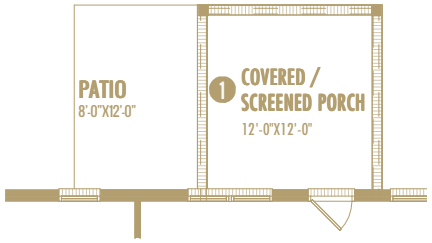
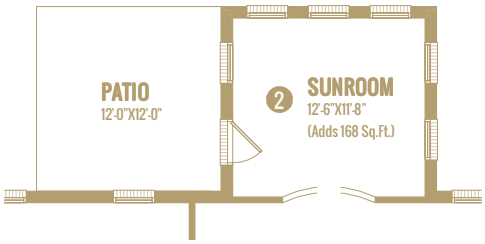
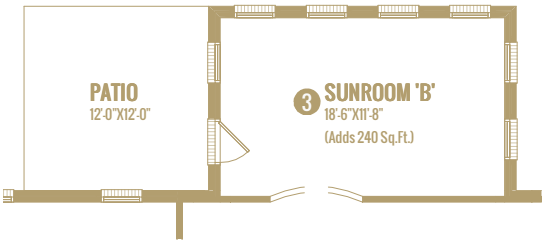
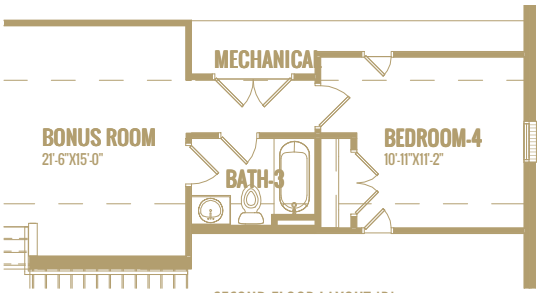
FLOOR PLAN: BARRINGTON TRANSITIONAL



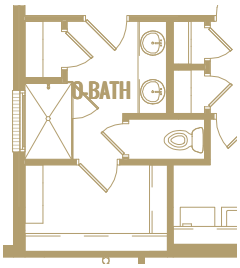






6 SECOND FLOOR LAYOUT 'B'
(Adds 252 Sq.Ft.)

9 LAUNDRY CABINETS W/ SINK



10 OWNERS BATH LUXURY LAYOUT

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6/10/2022 9:41:36 AM

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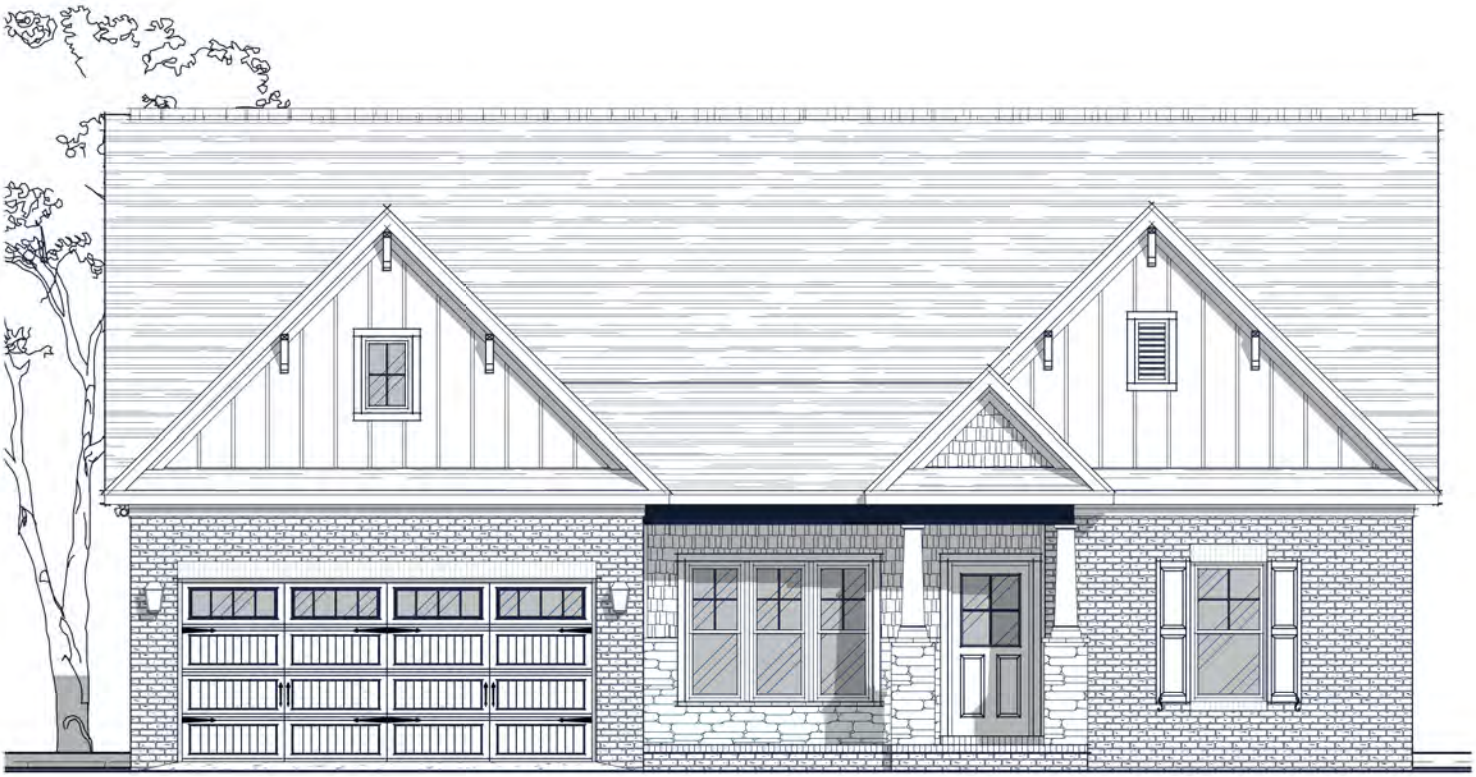
FLOOR PLAN: OXFORD TRANSITIONAL



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
2. Covered / Screened in Porch 'B'
3. Sunroom (Adds 164 Sq.Ft.)
4. 3'-0" Wider Garage w/ Two Doors
5. 2'-0" Garage Extension
6. Second Floor Layout (Adds 544 Sq. Ft.) Requires 4'-0" Garage Extension
7. Second Floor Bath
8. Owners Bath Layout 'B'
9. Owners Bath Layout 'C'
10. Bath-2 Double Vanity
11. Greatroom Built-ins
12. Drop Zone Built-in
13. Study Glass French Doors
14. Owners Suite Exterior Glass Door
15. Laundry Cabinets
16. Side View Window
17. Coffered Ceiling

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5/26/2022 4:12:59 PM

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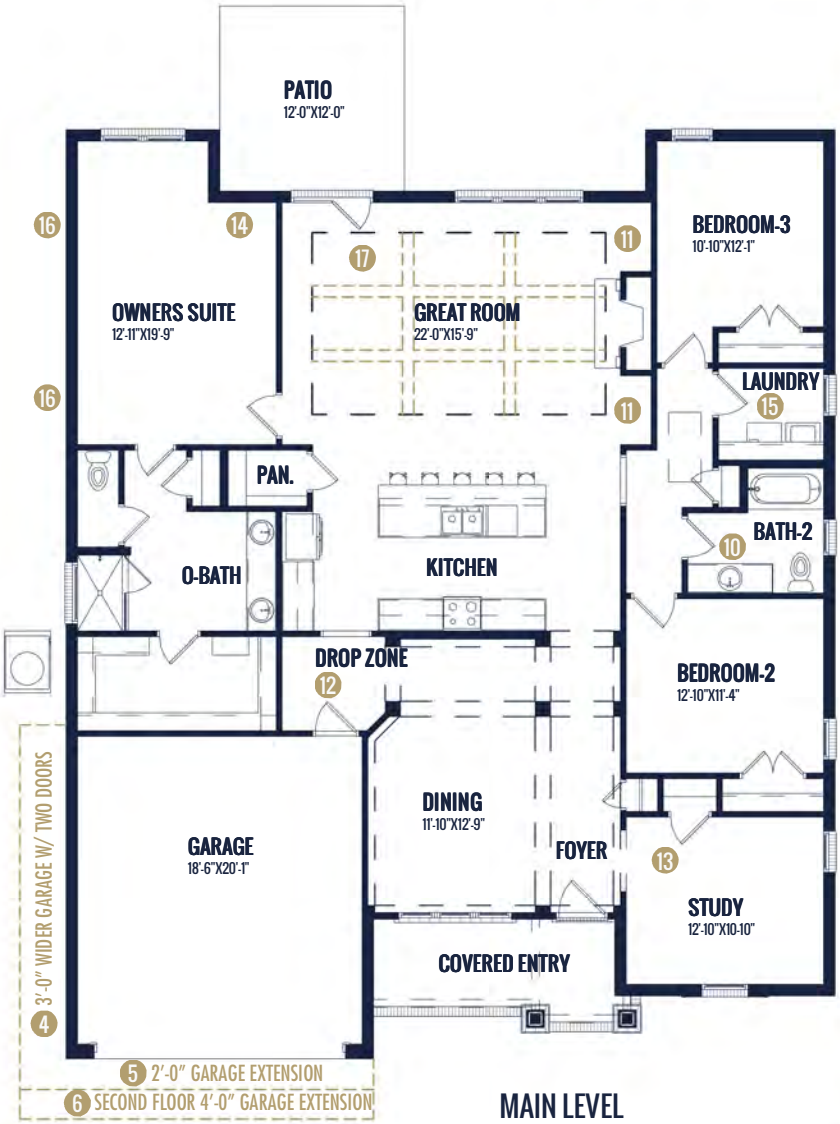
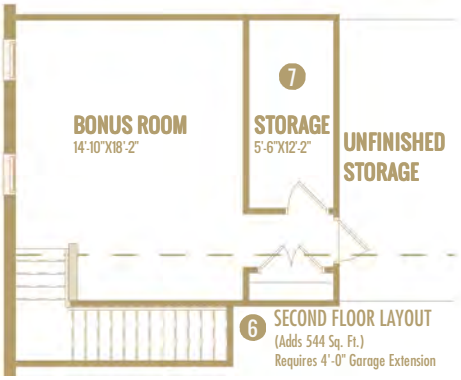
FLOOR PLAN: OXFORD TRANSITIONAL



MAIN LEVEL



6 SECOND FLOOR LAYOUT
(Adds 544 Sq. Ft.)
Requires 4'-0" Garage Extension

7 SECOND FLOOR BATH

8 OWNERS BATH LAYOUT 'B'

9 OWNERS BATH LAYOUT 'C'

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

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5/26/2022 4:13:00 PM

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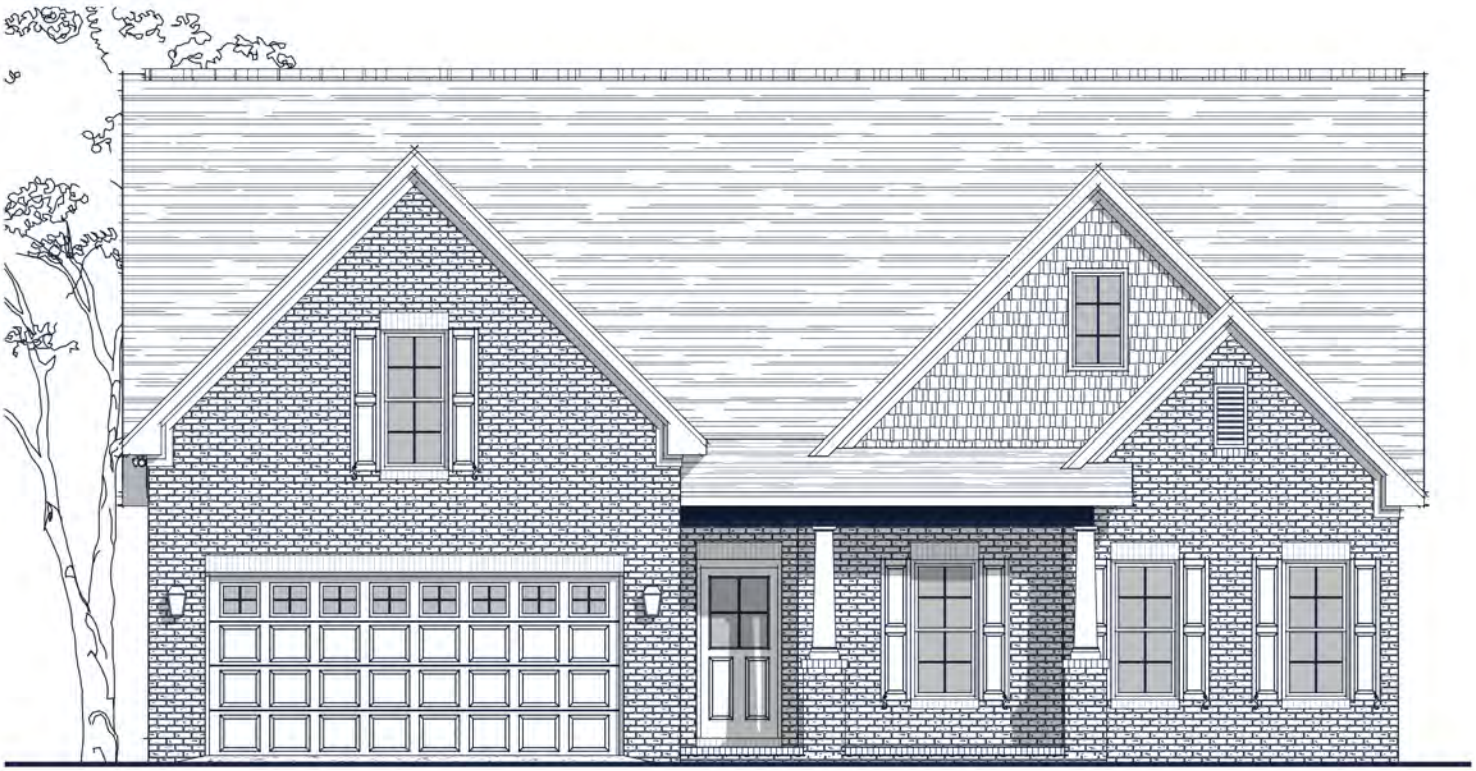
FLOOR PLAN: PENNY TRADITIONAL



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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7/9/2021 4:49:22 PM

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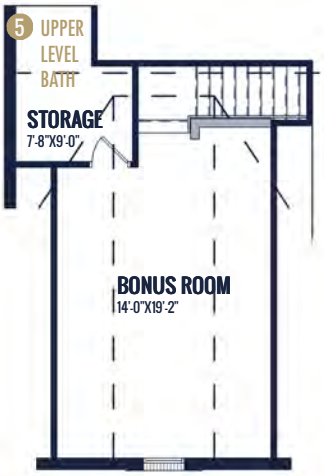
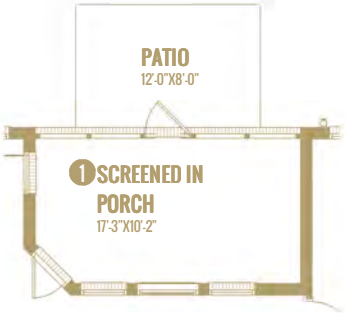
FLOOR PLAN: PENNY TRADITIONAL

5 UPPER LEVEL BATH



UPPER LEVEL

MAIN LEVEL



6 BUILT-INS

7 OWNERS LUXURY BATH

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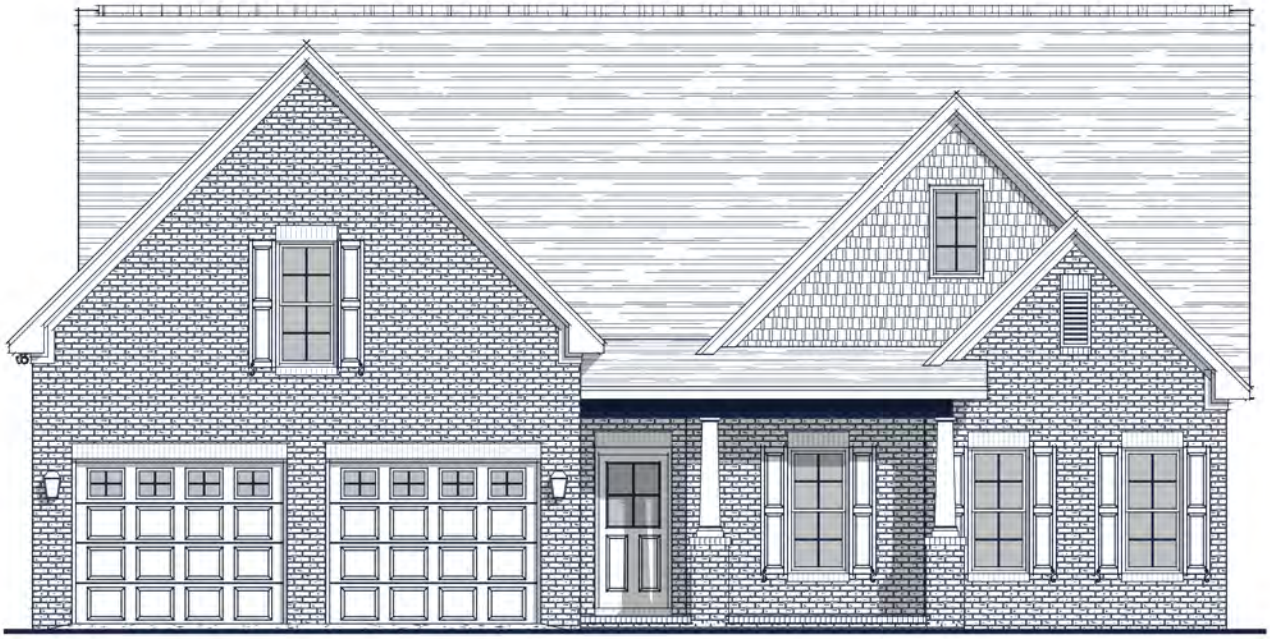
FLOOR PLAN: PENNY TRADITIONAL

8 STUDY

9 COFFERED CEILING

10 LAUNDRY SINK W/ CABINETS

11 PATIO DOOR AT OWNER'S SUITE



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

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INVERNESS PARK AT MEADOWLANDS

Villa Homes – B Lots

PLAN	BEDROOMS	BATHS	SQ. FOOTAGE
Cara	2	2	1452
Marie	2	2	1707
Hatteras	3	2	1864
Ashland	3	3	2382

Structural Options

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

Prices are based on concrete slab foundation.
Square footage may differ per elevation. See attached individual floorplan / elevation for exact square footage.
Pricing is subject to change.

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Updated 07/19/2022

ISENHOUR HOMES

FLOOR PLAN: CARA CLASSIC

Specs:

Bedrooms:	2
Bathrooms:	2
Square Footage:	1,452 Sq.Ft.
Width:	37' - 8"
Depth:	60' - 8"

Options Shown:

1. Covered Porch
2. Screened in Porch
3. Sunroom (Adds 132 Sq.Ft.)
4. 3'-0" Wider Garage w/ Two Doors
5. Bonus Room (Adds 509 Sq.Ft.)
6. Unfinished Storage
7. Bath-3
8. Laundry Sink
9. Coffered Ceiling
10. Built-ins
11. Triple Window

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6/1/2022 6:06:44 PM

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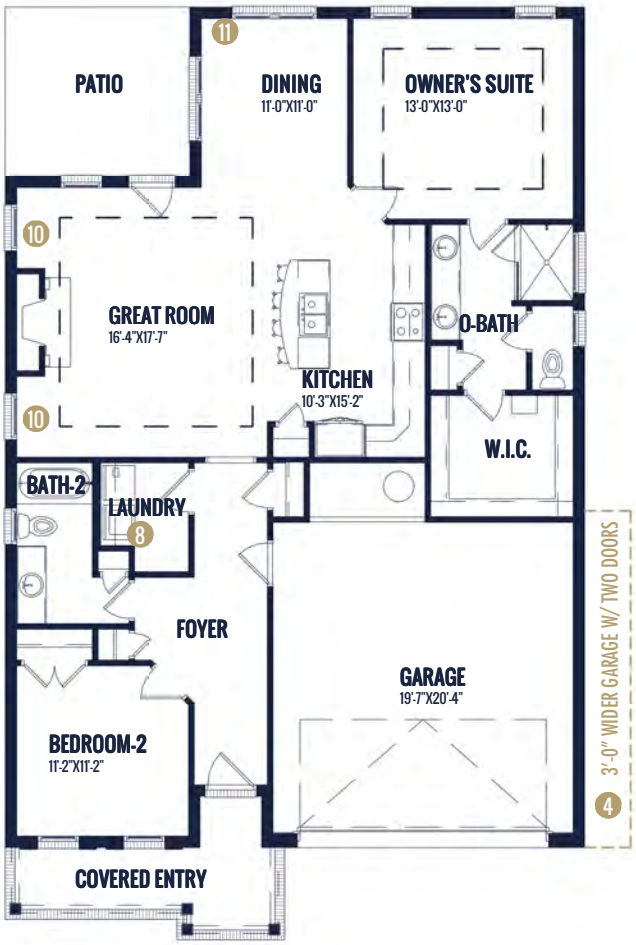
FLOOR PLAN: CARA CLASSIC



MAIN LEVEL

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

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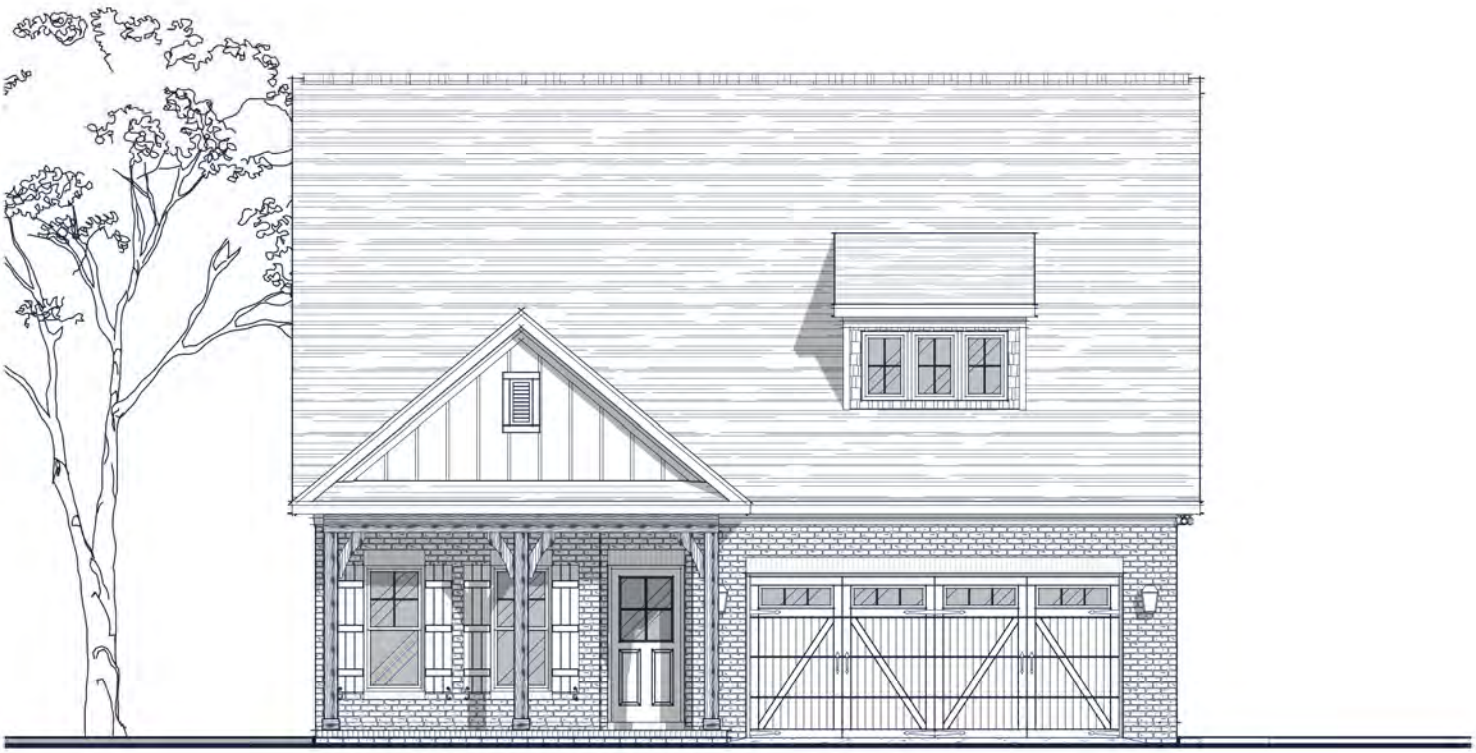
FLOOR PLAN: MARIE CLASSIC



Specs:

Bedrooms:	2
Bathrooms:	2
Square Footage:	1,707 Sq.Ft.
Width:	37' - 4"
Depth:	73' - 0"

Options Shown:

1. Covered Porch
2. Screened in Porch
3. Sunroom (Adds 168 Sq.Ft.)
4. 3'-0" Wider Garage w/ Two Doors
5. Bonus Room (Adds 504 Sq.Ft.)
6. Unfinished Storage
7. Bath-3
8. Laundry Sink
9. Laundry Cabinet w/ Sink
10. Coffered Ceiling
11. Built-ins
12. French Doors at Study
13. Cabinets at Backside of Island
14. Owner's Suite Two
15. Triple Window

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8/7/2020 4:30:19 PM

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FLOOR PLAN: MARIE CLASSIC

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8/7/2020 4:30:24 PM

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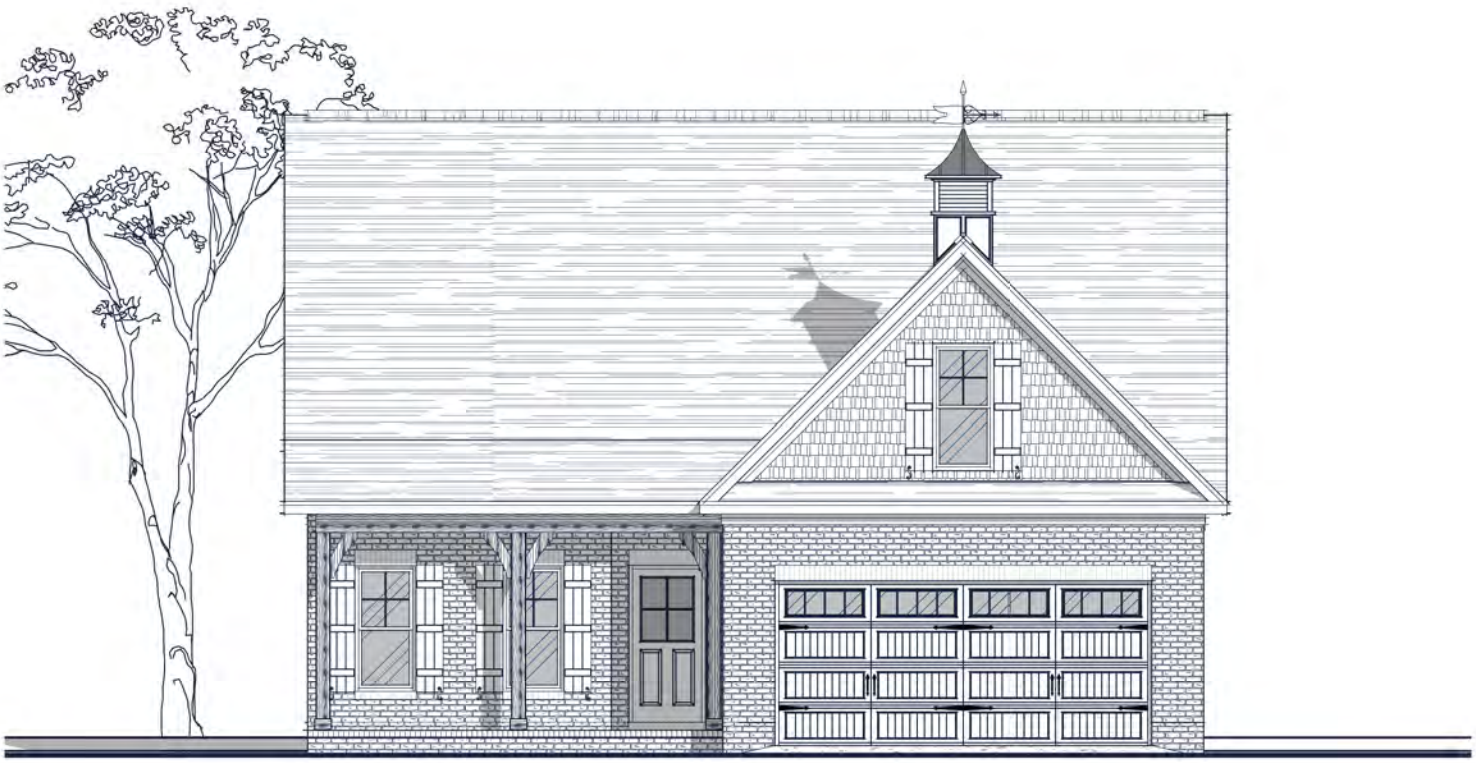
FLOOR PLAN: HATTERAS TRANSITIONAL



Specs:

Bedrooms:	3
Bathrooms:	2
Square Footage:	1,864 Sq.Ft.
First Level:	1,525 Sq. Ft.
Second Level:	339 Sq. Ft.
Width:	38' - 10"
Depth:	56' - 2"

Options Shown:

1. Covered Porch
2. Screened in Porch
3. Sunroom (Adds 144 Sq.Ft.)
4. Sunroom 'B' (Adds 217 Sq.Ft.)
5. 3'-0" Wider Garage w/ Two Doors
6. 2'-0" Garage Extension
7. Bedroom 4 and Bath 3 (Adds. 268 Sq. Ft.)
8. Attic Storage
9. Window at Dining Area

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6/8/2022 2:17:40 PM

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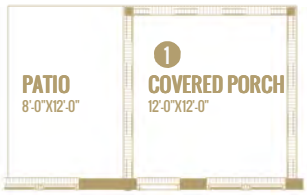
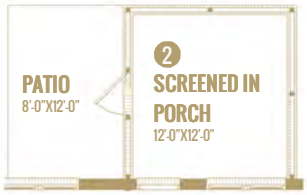
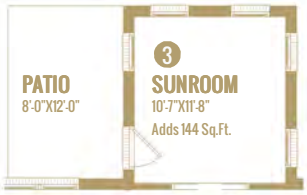
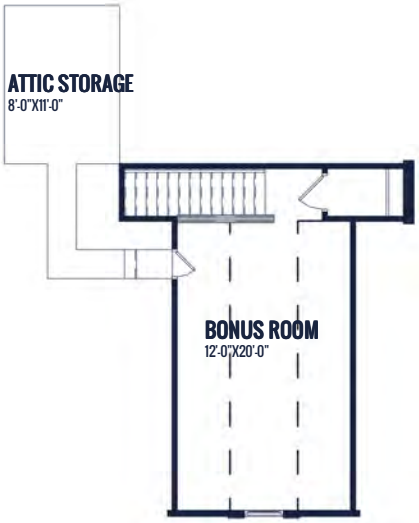
FLOOR PLAN: HATTERAS TRANSITIONAL



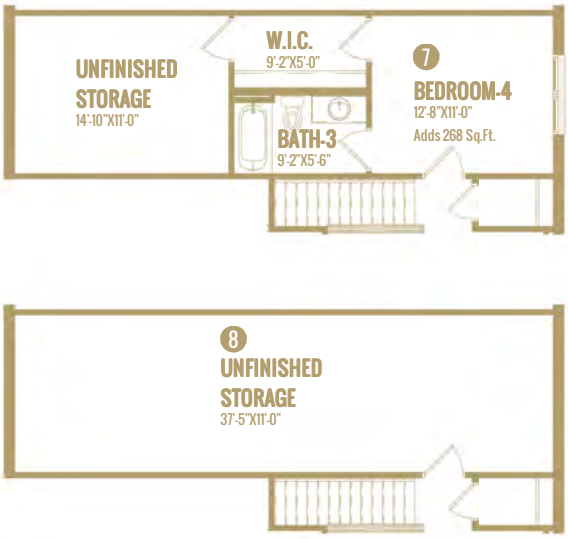






UPPER LEVEL

MAIN LEVEL



6 3'-0" WIDER GARAGE W/ TWO DOORS

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6/8/2022 2:17:44 PM

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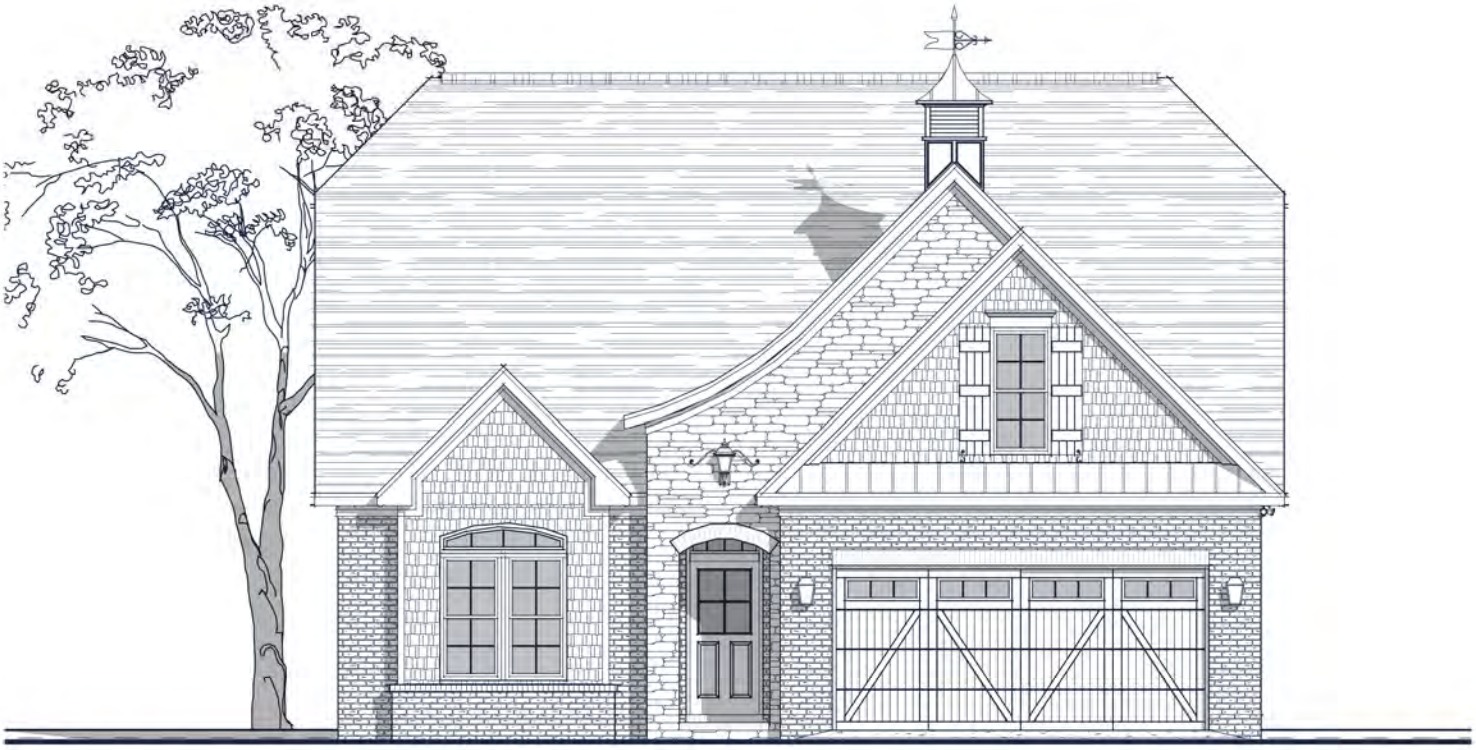
FLOOR PLAN: ASHLAND FRENCH COUNTRY



Specs:

Bedrooms:	3
Bathrooms:	3
Square Footage:	2,382 Sq.Ft.
First Level:	1,685 Sq.Ft.
Second Level:	697 Sq.Ft.
Width	40'-0"
Depth:	55'-9"

Options Shown:

1. Covered / Screened in Porch
2. Sunroom (Adds 168 Sq.Ft.)
3. Sunroom "B" (Adds 240 Sq. Ft.)
4. 3'-0" Wider Garage w/ Two Doors
5. 2'-0" Garage Extension
6. Sidewall Fireplace
7. Triple Window
8. Built-ins
9. Alternate Kitchen and Dining Room Layout

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6/4/2019 2:30:58 PM

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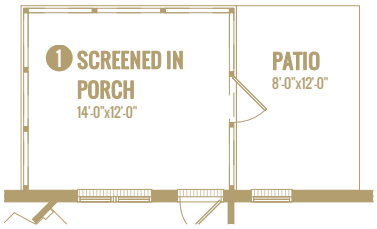
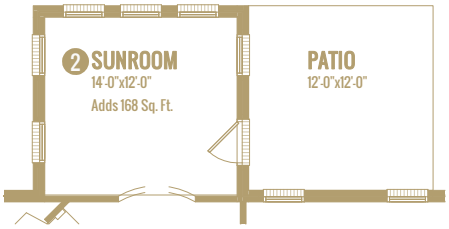
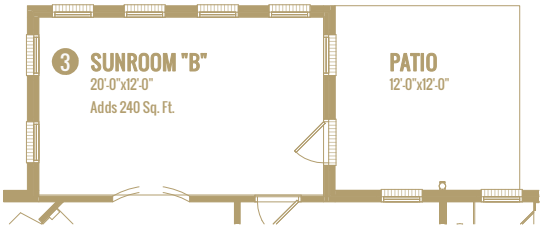
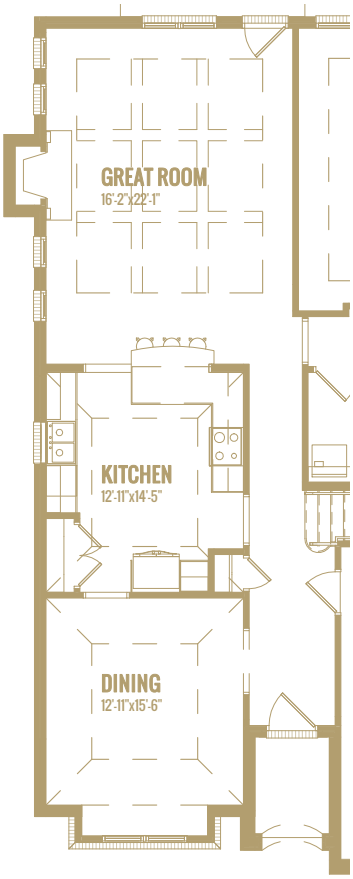
FLOOR PLAN: ASHLAND FRENCH COUNTRY



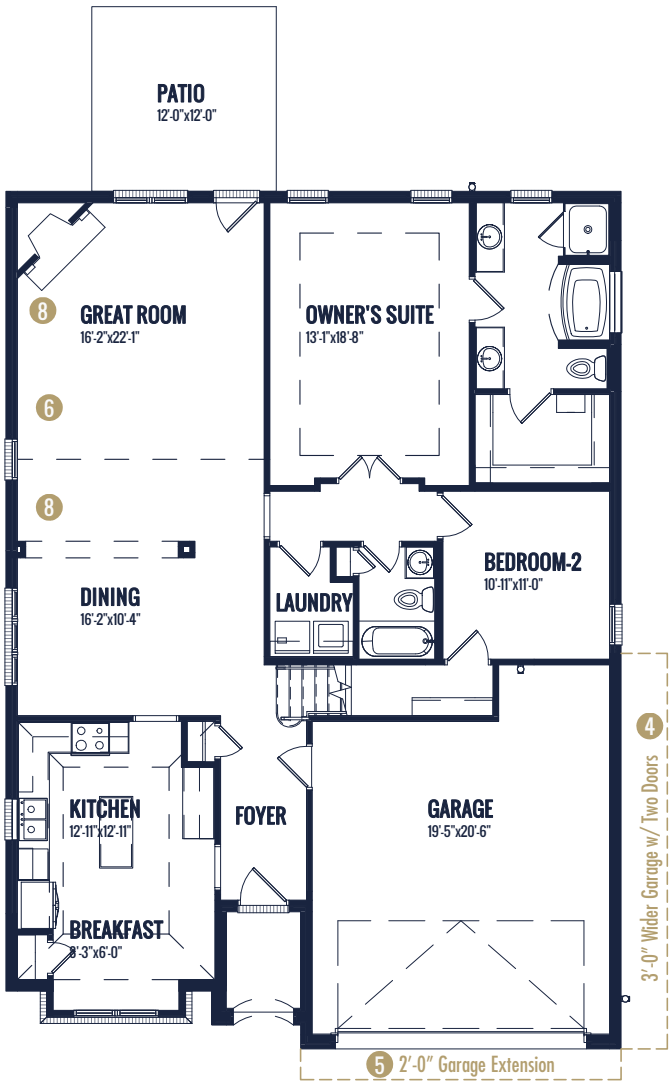




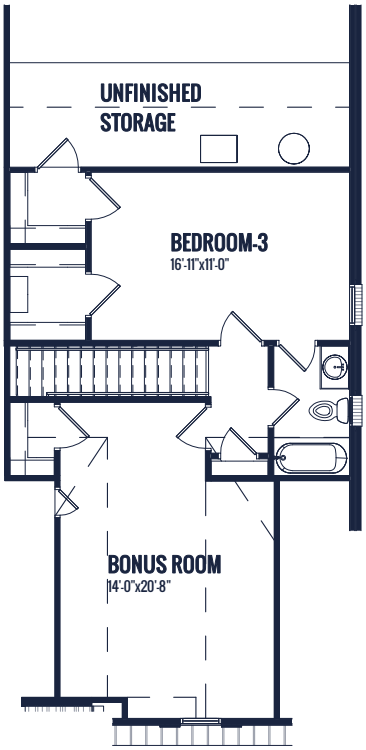
7 TRIPLE WINDOW



9 ALTERNATE KITCHEN AND DINING ROOM LAYOUT



FIRST FLOOR



SECOND FLOOR

4 3'-0" Wider Garage w/ Two Doors

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6/4/2019 2:31:00 PM

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Inverness Park
AT MEADOWLANDS

Premium lots and pricing notated below.

For a villa home on a patio home lot (B on an A),lot pricing is an additional $13,000. Any lot premium still apply.

A • Patio Home Lots
B • Villa Home Lots

*Lots 19-23 need a lot fit to confirm availability of plan.

*Refer to recorded plat prior to purchase.

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Andy Millsaps | 336-816-3699
amillsaps@cbadvantage.com

Lawana Jay | 336-880-1100
ljay@cbadvantage.com

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