

ISLAND HOMES



Included Features for ISLAND HOMES

Distinctive Exterior Features

- Primed Fiber Cement accent siding, shakes, and board & batten (per plan)
- Architectural 30-year roof shingles
- Low-maintenance, single hung, Low E, vinyl tilt windows with insulating glass and screens (grids per plan)
- Fiberglass full lite entry doors
- Fiberglass full lite insulated patio door (per plan)
- Gravel driveway with treated 6x6 border; driveway material per storm water requirements
- Beaded white vinyl ceilings on front and rear porches
- Seamless 5" gutters and downspouts with stainless steel fasteners
- 2 frost-free hose bibs (front and rear)
- 2 exterior weatherproof outlets
- Professional landscaping allowance
- Outdoor shower with treated wood floor

Impressive Interior Features

- Vaulted and tray ceilings (per plan)
- Smooth finish ceilings
- Designer Sherwin-Williams 1 color paint palette throughout
- Smooth finish interior doors, choice of 4 decorative door styles
- Satin nickel door knobs and hinges
- Custom ventilated wire shelving organizer in owner's closet (per plan)
- Designer Progress Lighting package throughout
- Progress Lighting ceiling fans in great room and owner's suite
- RG6 cable outlets in each bedroom and great room; 1 phone outlet in kitchen
- Programmable digital thermostats
- High efficiency heat pumps
- 50-gallon electric water heater

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Designer Kitchens

- 36" Maple flat panel stained wall cabinets with crown moulding
- GE Stainless Steel appliance package (electric smooth-top range, microwave above range, dishwasher, and side-by-side refrigerator with dispenser)
- Granite countertops with 4" granite backsplash
- Undermount stainless steel basin sink
- Moen stainless single lever pull-out spray faucet
- Garbage disposal

Bath Amenities

Owner's Bath:

- Granite vanity tops with two undermount oval porcelain sinks and 4" granite backsplash
- 34" Birch flat panel stained cabinets
- Full width vanity mirrors
- Moen polished chrome bath fixtures and water-saving faucets
- Tiled walk-in shower with mosaic floor and semi-frameless shower door
- Raised height elongated toilet

Secondary Baths:

- Granite vanity tops with undermount oval porcelain sink and 4" granite backsplash
- 34" Birch flat panel stained cabinets
- Full width vanity mirrors
- Moen polished chrome bath fixtures and water-saving faucets
- One-piece fiberglass tub/shower combination
- Round front toilet

Flooring

- Handscraped 5" pre-finished hardwood flooring in foyer, hall, dining, great room, kitchen/breakfast, and powder room (per plan)
- Shaw stain-resistant carpet with 6 lb. rebond padding in all bedrooms
- Tile in all bathrooms and laundry room

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 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.

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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 builder's discretion. This is not a legal document.