



the community

OLD MILL PATIO HOMES



presented by

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YOU'RE IN GREAT HANDS





about ISENHOOR 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

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 with irrigation
- 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 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
- Tankless gas water heater

Delightful Designer Kitchens

- 36" stained wall cabinets, choice of 3 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 3 styles
- Granite countertops with undermount sinks
- Full width mirror above vanities
- Moen chrome water-saving bath faucets
- Fiberglass 5' shower
- Water-saver elongated toilet

Secondary Baths:

- 34" stained cabinets, choice of 3 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

Flawless Flooring

- Palmetto Road pre-finished hardwood or luxury vinyl plank flooring in foyer, hall, dining, kitchen/breakfast, great room, and powder room (per plan)
- Shaw stain-resistant carpet with 6 lb. padding in all bedrooms, stairs, bonus room, and study (per plan)
- Tile or luxury vinyl plank in all full 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.



OLD MILL PATIO HOMES

Patio Homes

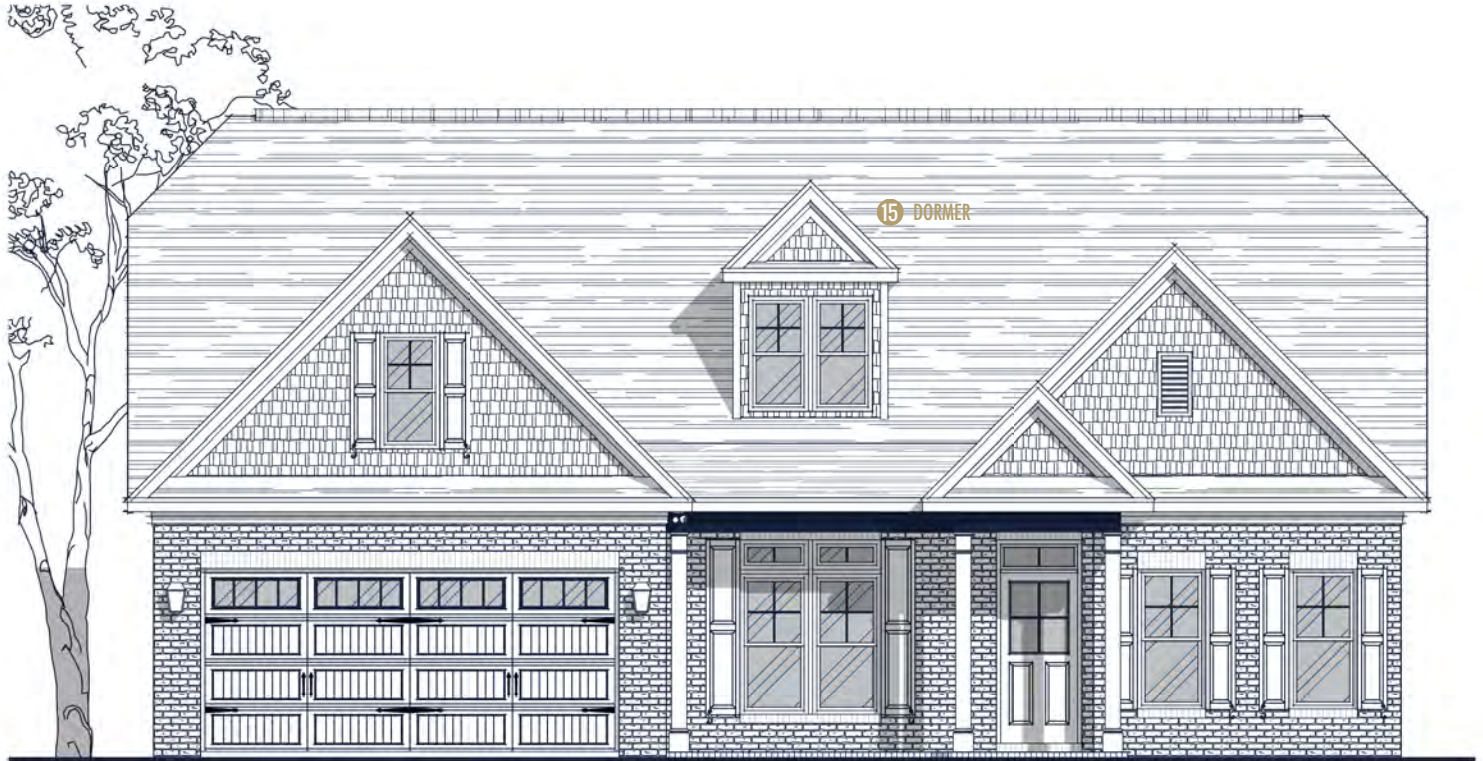
PLAN	STYLE	BEDROOMS	BATHS	SQ. FOOTAGE
Lily	Transitional	3	2	2142
Lily	Traditional	3	2	2151
Jaynie	Transitional	3	2	2277
Oxford	Transitional	3	2	2298
Penny	Traditional	3	2-3	2311
Ashland	French Country	3	3	2393
Muirfield	Transitional (Brick)	3-4	3	2526
Berkshire	French Country	3	2-3	2896
Berkshire	Traditional	3	2-3	2896

Structural Options

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

Prices are based on concrete slab foundation.

 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.



Specs:

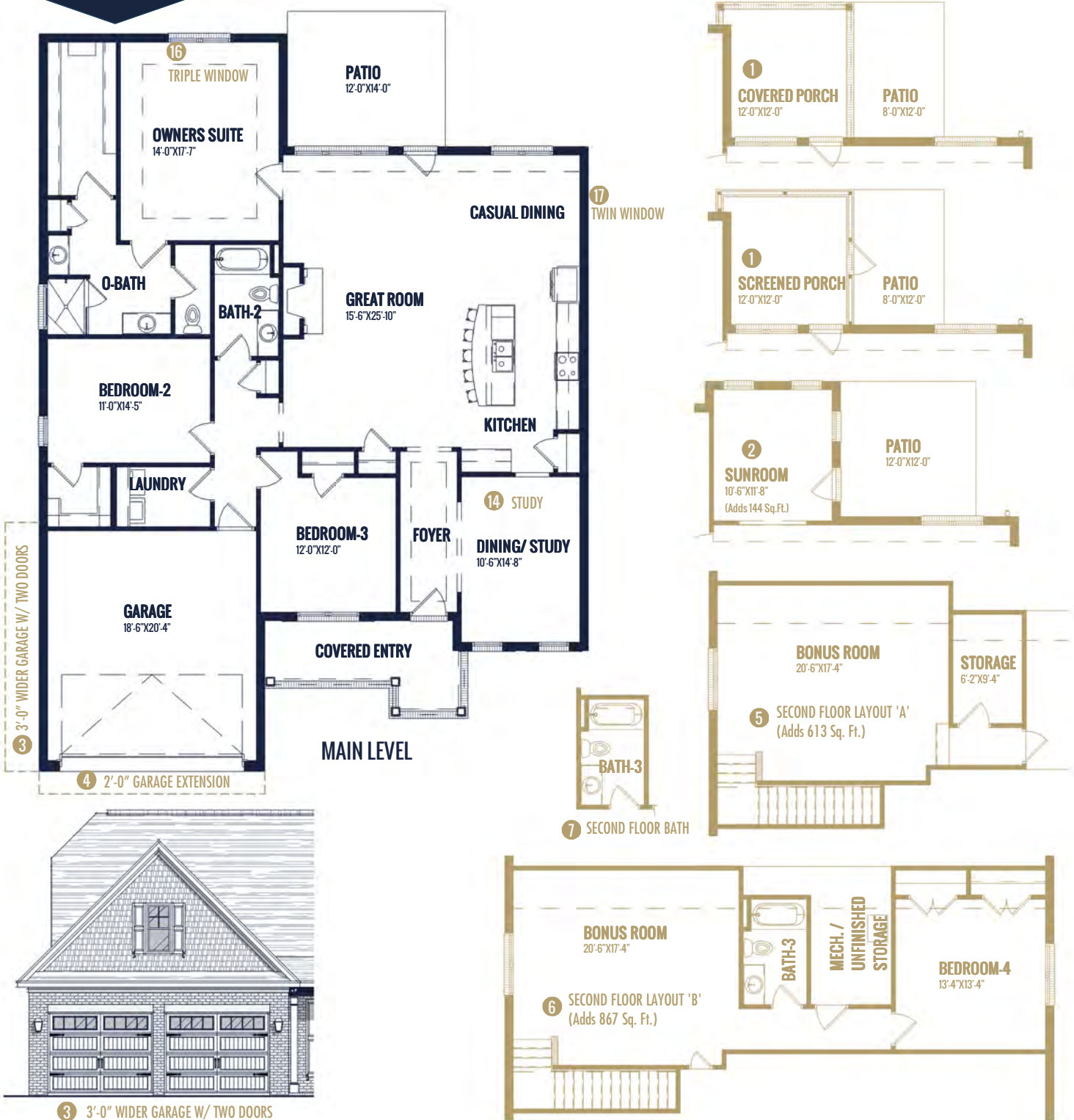
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,142 Sq.Ft.
First Level:	2,142 Sq.Ft.
Width:	48'-8"
Depth:	65'-4"

Options Shown:

- | | |
|--|---|
| 1 Covered / Screened in Porch | 9 Greatroom Built-ins |
| 2 Sunroom (Adds 144 Sq.Ft.) | 10 Greatroom Tray w/ Coffered Ceiling (not available with second floor options) |
| 3 3'-0" Wider Garage w/ Two Doors | 11 Laundry Sink |
| 4 2'-0" Garage Extension | 12 Bedroom 2 Ensuite Bath |
| 5 Second Floor Layout 'A' (Adds 613 Sq. Ft.) | 13 Garage Storage (requires second floor option) |
| 6 Second Floor Layout 'B' (Adds 867 Sq. Ft.) | 14 Study |
| 7 Second Floor Bath | 15 Dormers |
| 8 Owners Bath Luxury Layout | 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

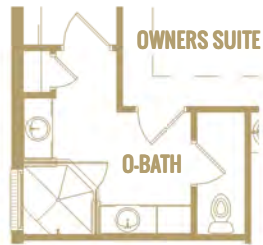
FLOOR PLAN: LILY TRANSITIONAL



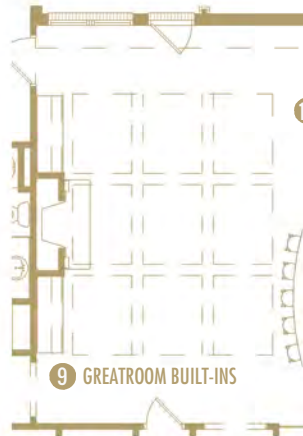
3 3'-0" WIDER GARAGE W/ TWO DOORS

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FLOOR PLAN: LILY TRANSITIONAL

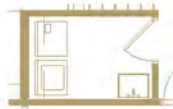


8 OWNERS BATH LUXURY LAYOUT



9 GREATROOM BUILT-INS

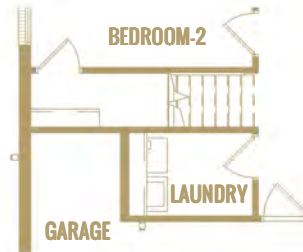
10 GREATROOM TRAY W/
COFFERED CEILING
(not available with
second floor options)



11 LAUNDRY SINK



12 BEDROOM 2
ENSUITE BATH



13 GARAGE STORAGE
(requires second floor option)



14 STUDY



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Specs:

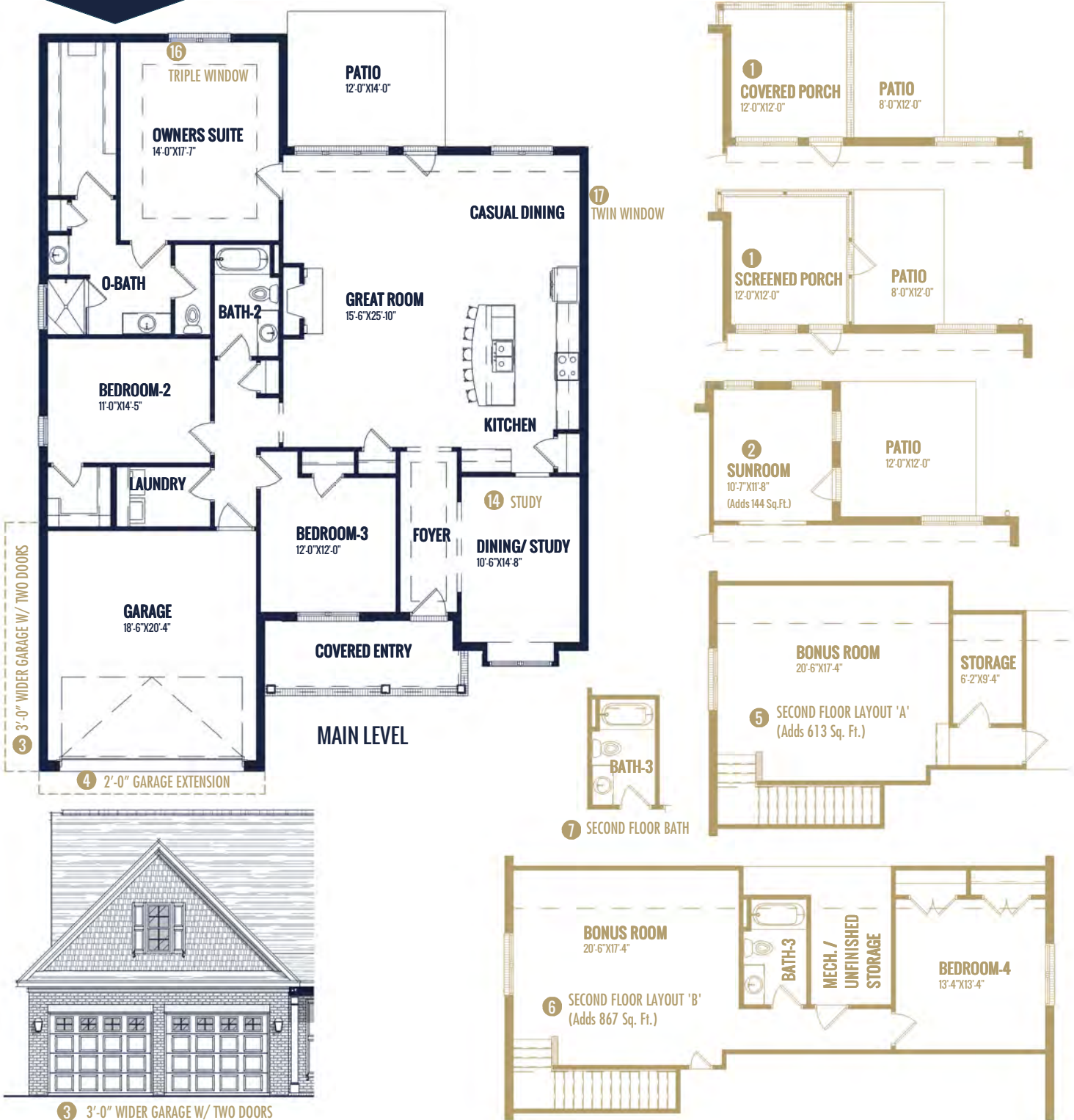
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,151 Sq.Ft.
First Level:	2,151 Sq.Ft.
Width:	48'-8"
Depth:	65'-4"

Options Shown:

- | | |
|--|---|
| 1 Covered / Screened in Porch | 9 Greatroom Built-ins |
| 2 Sunroom (Adds 144 Sq.Ft.) | 10 Greatroom Tray w/ Coffered Ceiling (not available with second floor options) |
| 3 3'-0" Wider Garage w/ Two Doors | 11 Laundry Sink |
| 4 2'-0" Garage Extension | 12 Bedroom 2 Ensuite Bath |
| 5 Second Floor Layout 'A' (Adds 613 Sq. Ft.) | 13 Garage Storage (requires second floor option) |
| 6 Second Floor Layout 'B' (Adds 867 Sq. Ft.) | 14 Study |
| 7 Second Floor Bath | 15 Dormers |
| 8 Owners Bath Luxury Layout | 16 Triple Window |
| | 17 Twin Window |

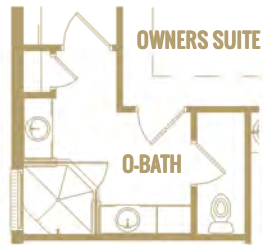
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4/20/2023 2:57:40 PM

FLOOR PLAN: LILY TRADITIONAL



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FLOOR PLAN: LILY TRADITIONAL

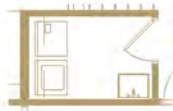


8 OWNERS BATH LUXURY LAYOUT



9 GREATROOM BUILT-INS

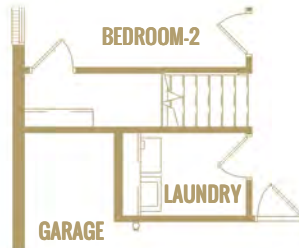
10 GREATROOM TRAY W/
COFFERED CEILING
(not available with
second floor options)



11 LAUNDRY SINK



12 BEDROOM 2
ENSUITE BATH



13 GARAGE STORAGE
(requires second floor option)



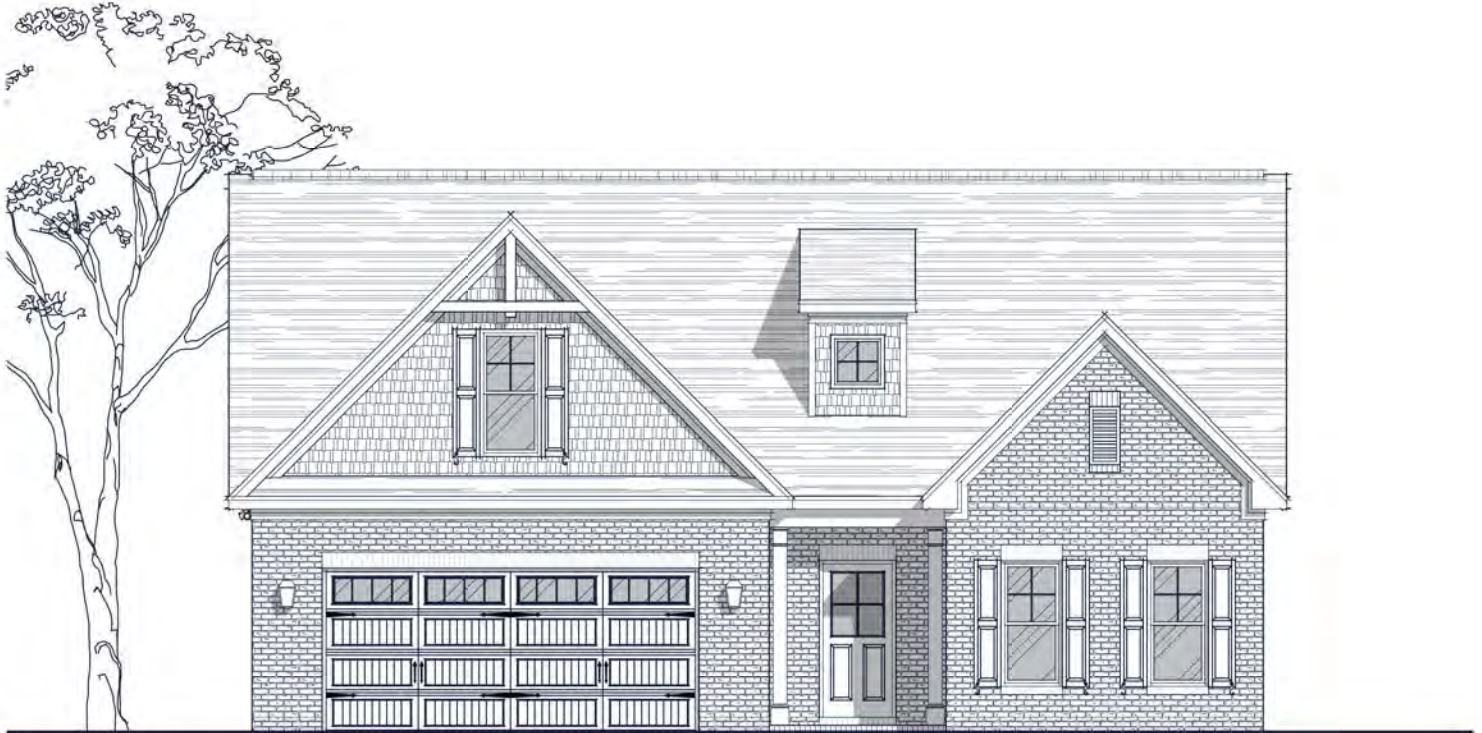
14 STUDY



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4/20/2023 2:57:42 PM

FLOOR PLAN: JAYNIE TRANSITIONAL



Specs:

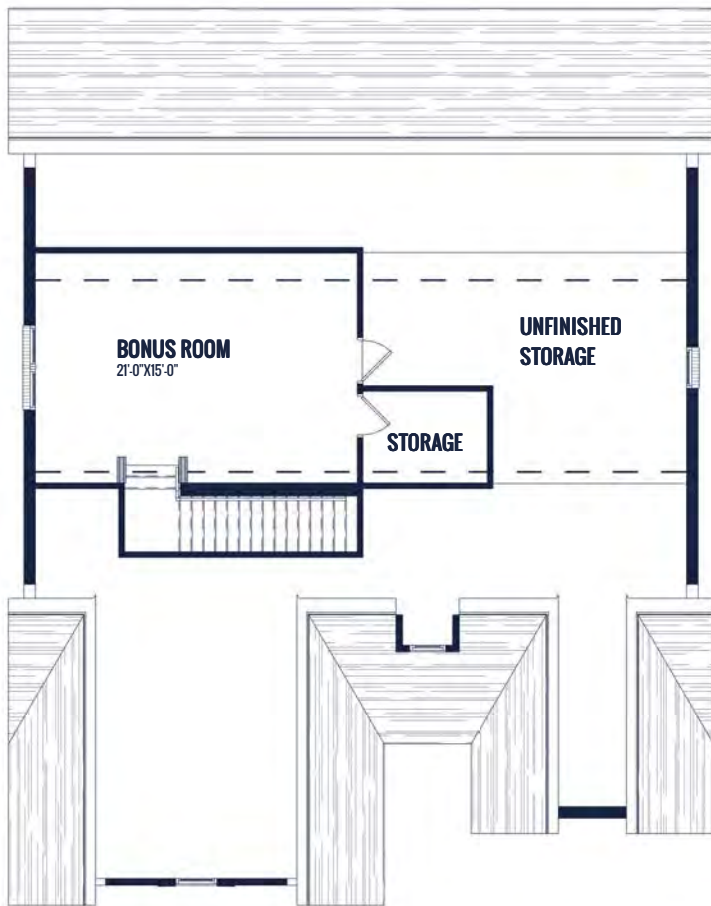
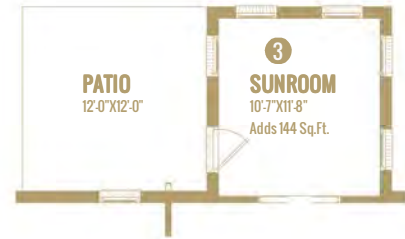
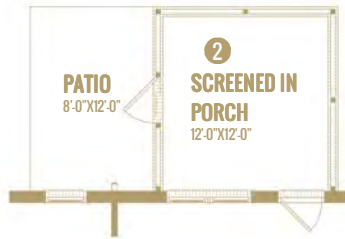
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,277 Sq.Ft.
First Level:	1,808 Sq. Ft.
Second Level:	469 Sq. Ft.
Width:	43' - 10"
Depth:	56' - 4"

Options Shown:

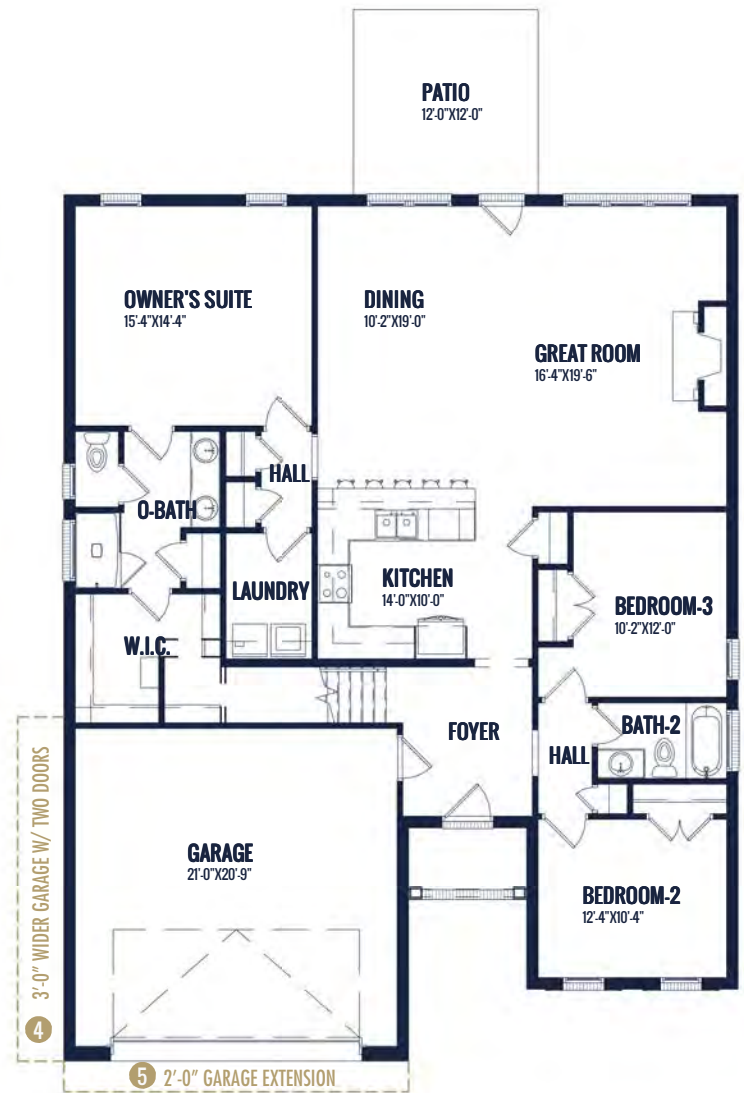
- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 144 Sq.Ft.)
- 4 3'-0" Wider Garage w/ Two Doors
- 5 2'-0" Garage Extension
- 6 Built-ins
- 7 Laundry Sink
- 8 Bath-3
- 9 Bath-3 and Bedroom-4 (Adds 228 Sq.Ft.)
- 10 Curved Patio w/ Fire Pit

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10/19/2023 10:01:12 AM

FLOOR PLAN: JAYNIE TRANSITIONAL



UPPER LEVEL



MAIN LEVEL

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10/19/2023 10:01:14 AM

FLOOR PLAN: JAYNIE TRANSITIONAL



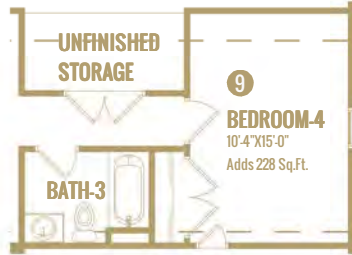
BUILT-IN



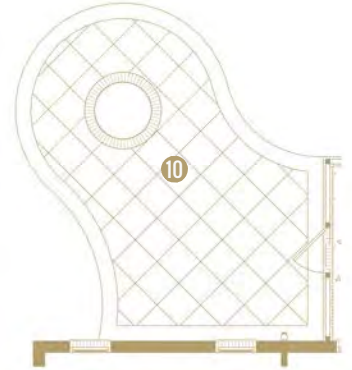
LAUNDRY SINK



BATH-3



BATH-3 AND BEDROOM-4



CURVED PATIO WITH FIREPIT



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

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10/19/2023 10:01:19 AM

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:

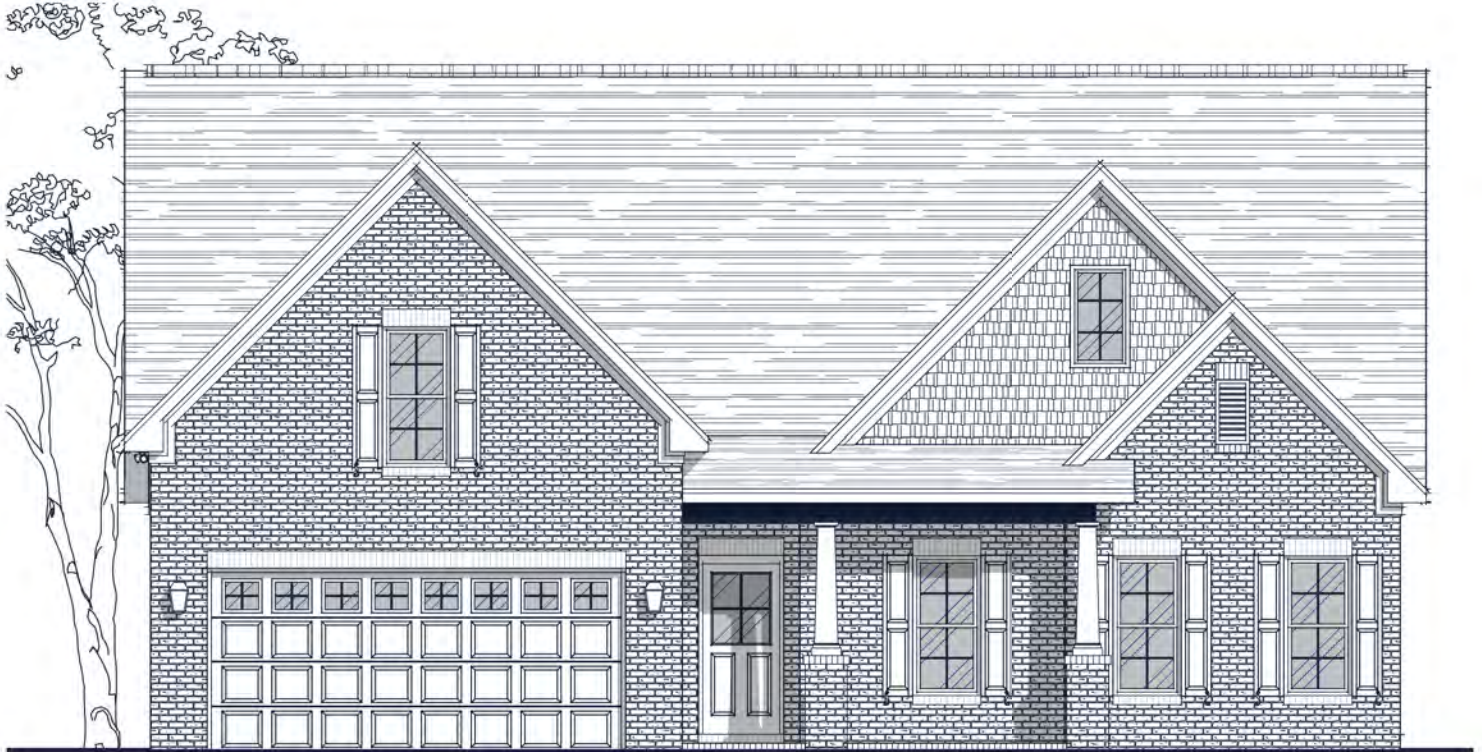
- | | |
|---|-------------------------------------|
| 1 Covered / Screened in Porch | 9 Owners Bath Layout 'C' |
| 2 Covered / Screened in Porch 'B' | 10 Bath-2 Double Vanity |
| 3 Sunroom (Adds 164 Sq.Ft.) | 11 Greatroom Built-ins |
| 4 3'-0" Wider Garage w/ Two Doors | 12 Drop Zone Built-in |
| 5 2'-0" Garage Extension | 13 Study Glass French Doors |
| 6 Second Floor Layout (Adds 488 Sq. Ft.)
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 |

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10/20/2023 10:05:39 AM

FLOOR PLAN: OXFORD TRANSITIONAL



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Specs:

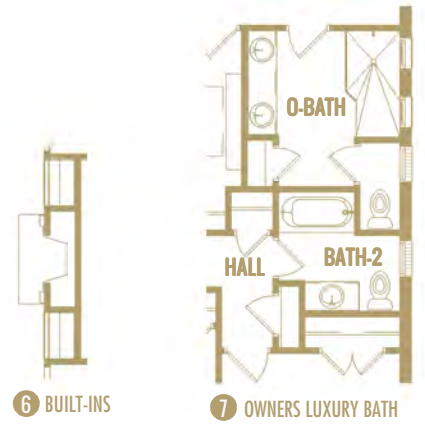
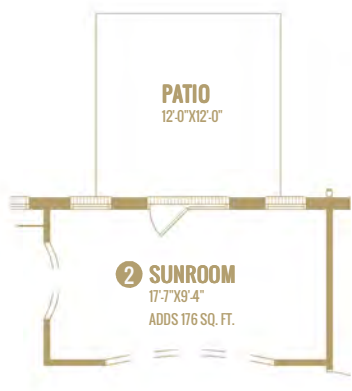
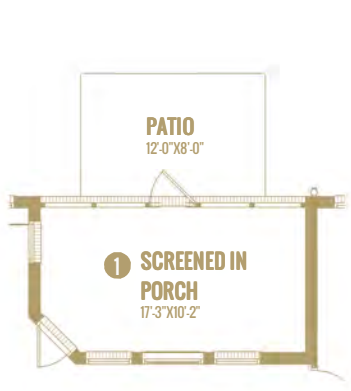
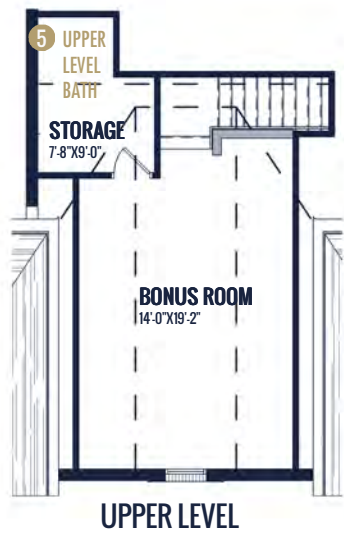
Bedrooms:	3
Bathrooms:	2-3
Square Footage:	2,311 Sq.Ft.
First Level:	1,870 Sq.Ft.
Second Level:	441 Sq.Ft.
Width:	48'-9"
Depth:	57'-5"

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

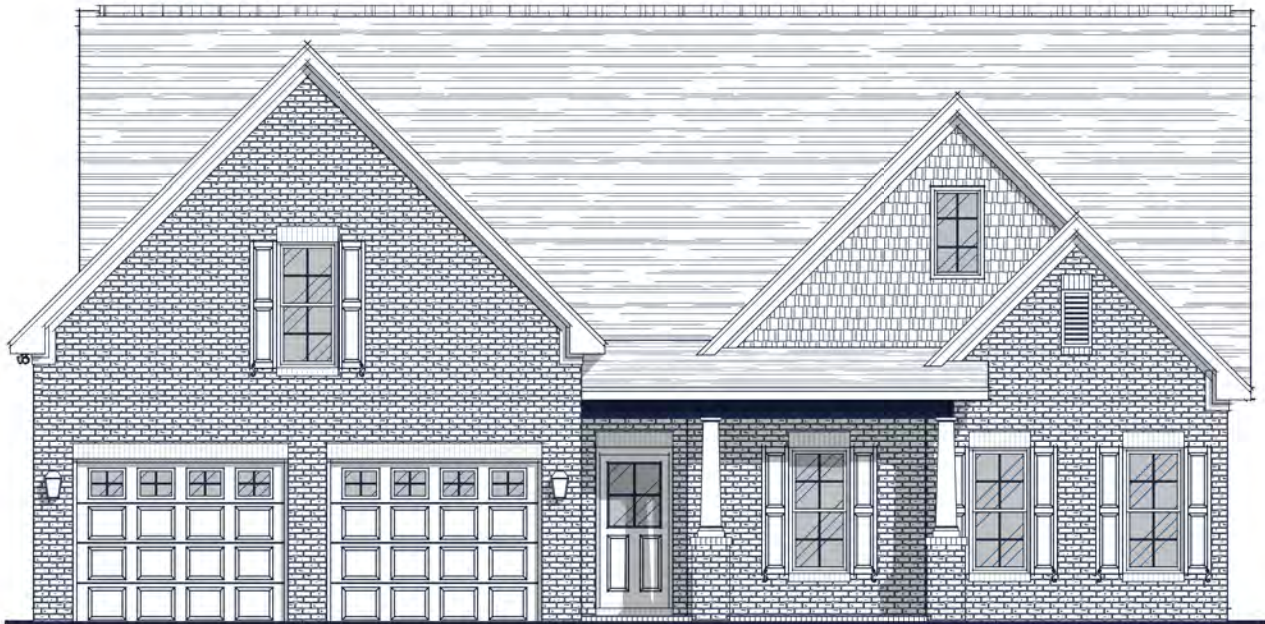
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4/17/2023 10:40:42 AM

FLOOR PLAN: PENNY TRADITIONAL



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FLOOR PLAN: PENNY TRADITIONAL



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

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4/17/2023 10:41:35 AM



Specs:

Bedrooms:	3
Bathrooms:	3
Square Footage:	2,393 Sq.Ft.
First Level:	1,696 Sq.Ft.
Second Level:	697 Sq.Ft.
Width:	42' - 0"
Depth:	55' - 9"

Options Shown:

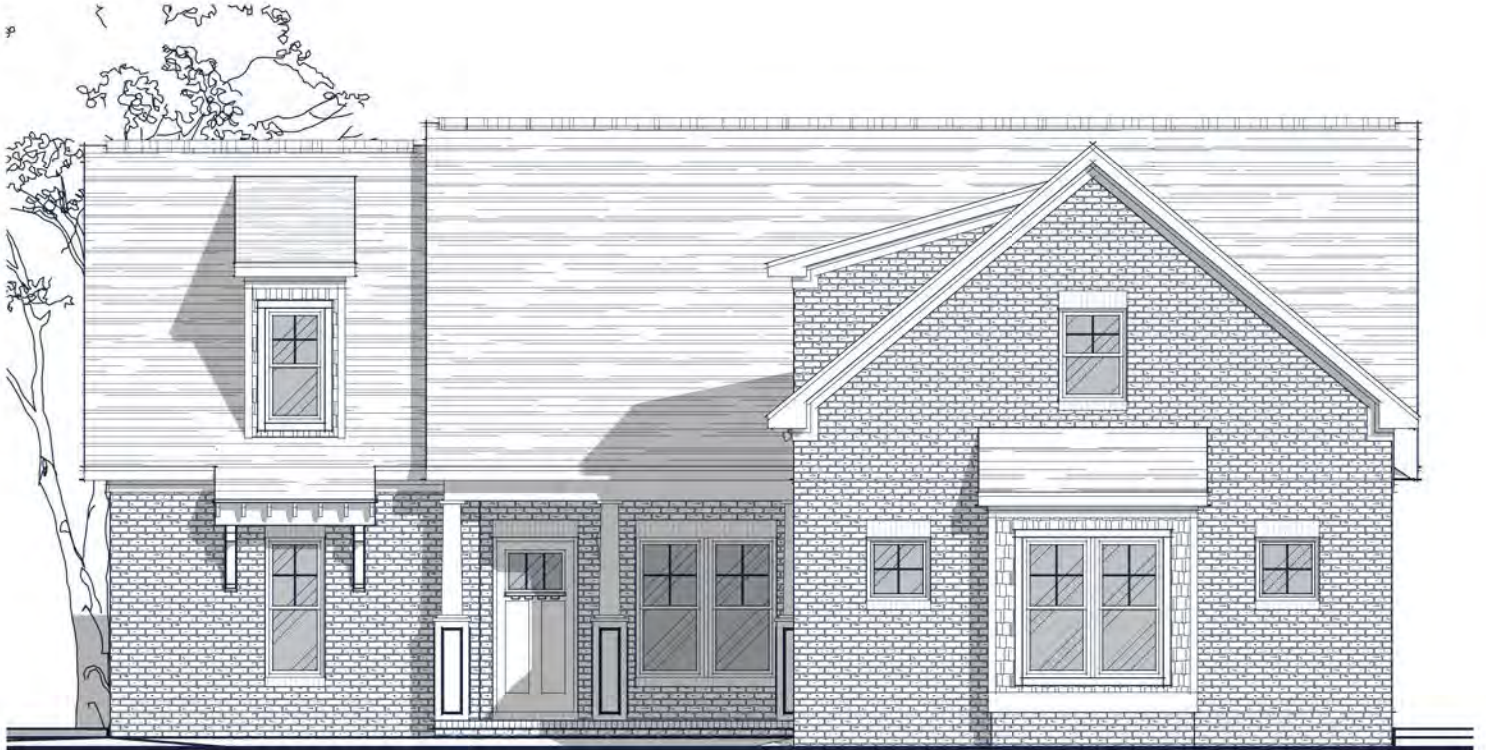
- | | |
|-----------------------------------|--|
| 1 Covered / Screened in Porch | 6 Triple Window |
| 2 Sunroom (Adds 144 Sq.Ft.) | 7 Built-ins |
| 3 3'-0" Wider Garage w/ Two Doors | 8 Alternate Kitchen and Dining Room Layout |
| 4 2'-0" Garage Extension | 9 Coffered Ceiling Upgrade |
| 5 Sidewall Fireplace | |

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7/13/2023 10:34:06 AM

FLOOR PLAN: ASHLAND FRENCH COUNTRY



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7/13/2023 10:34:08 AM



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:

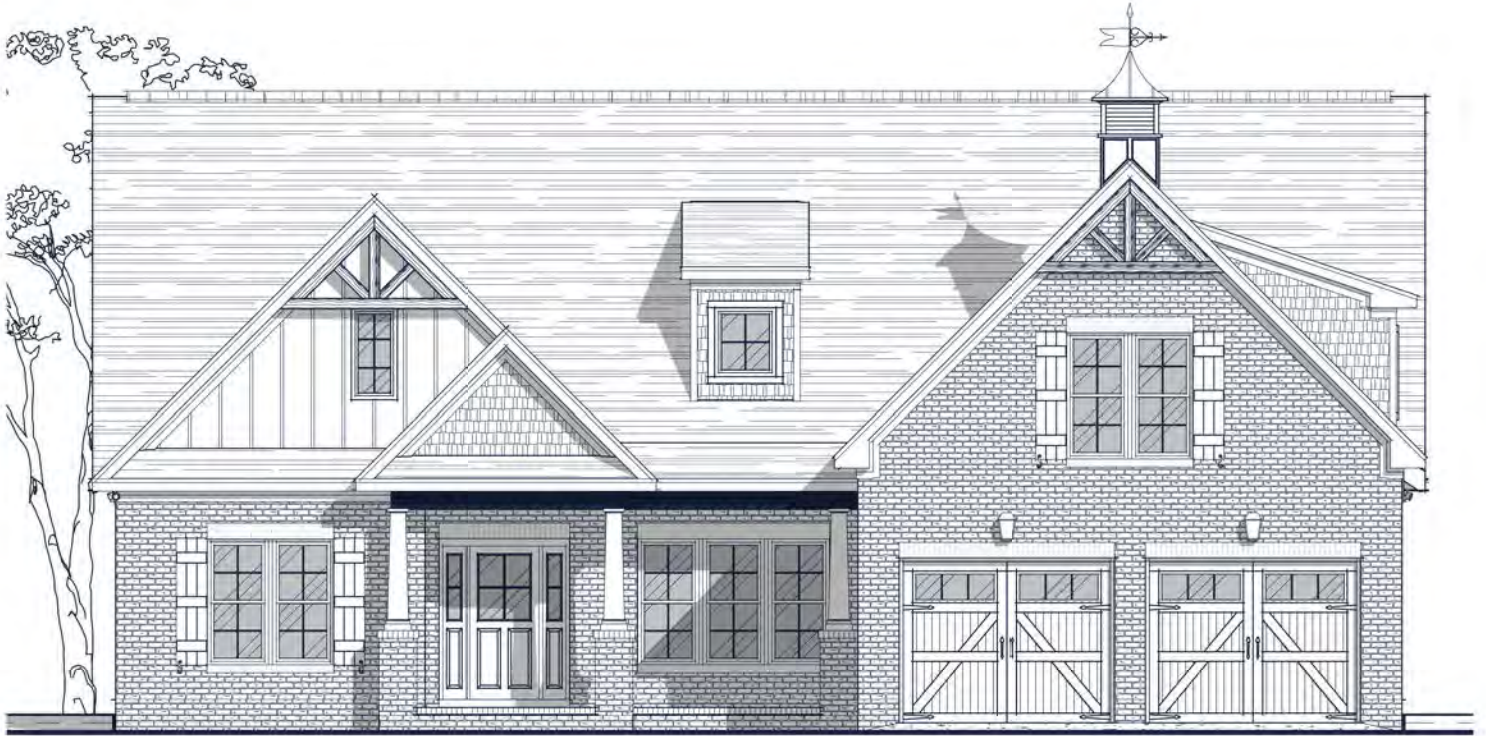
- 1 Covered Porch
- 2 Screened in Porch
- 3 Extended Screened in Porch
- 4 Great Room Coffered Ceiling
- 5 Built-ins in Great Room
- 6 Laundry Cabinet and (or) Sink
- 7 Study/Bedroom-4
- 8 Owners Bath Luxury Layout

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12/8/2023 12:46:56 PM

FLOOR PLAN: MUIRFIELD TRANSITIONAL



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Specs:

Bedrooms:	3
Bathrooms:	2-3
Square Footage:	2,896 Sq.Ft.
First Level:	2,280 Sq.Ft.
Second Level:	616 Sq.Ft.
Width	55'-9"
Depth:	69'-0"

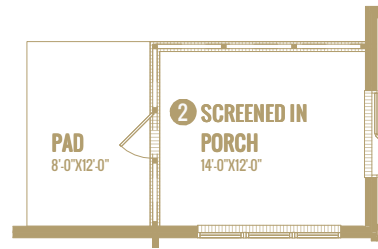
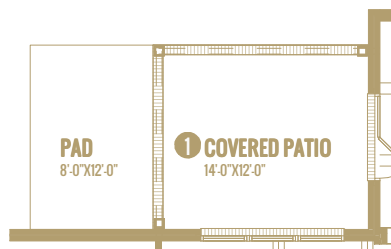
Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Upper Level Bath
- 4 Built-ins
- 5 Drop Zone Built-in
- 6 Laundry Sink W/ Cabinets
- 7 Coffered Ceiling at Dining
- 8 Vaulted Ceiling at Great Room

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8/1/2023 5:57:25 PM

FLOOR PLAN: BERKSHIRE FRENCH COUNTRY



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8/1/2023 5:57:27 PM

FLOOR PLAN: BERKSHIRE FRENCH COUNTRY



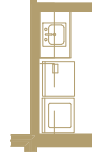
3 UPPER LEVEL BATH



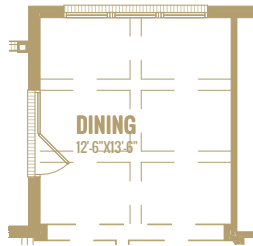
4 BUILT-INS



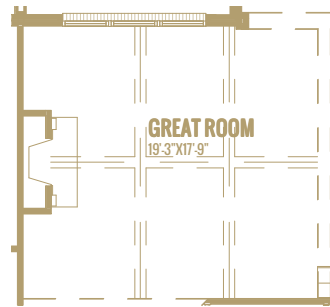
5 DROP ZONE BUILT-IN



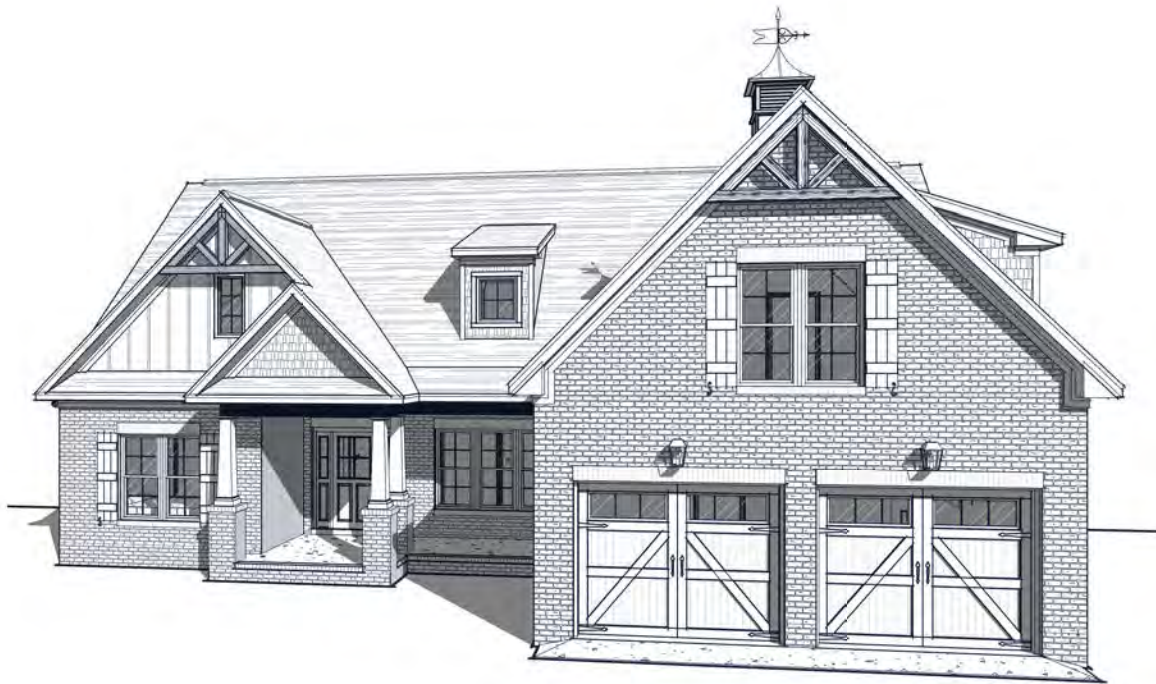
6 LAUNDRY SINK W/ CABINETS



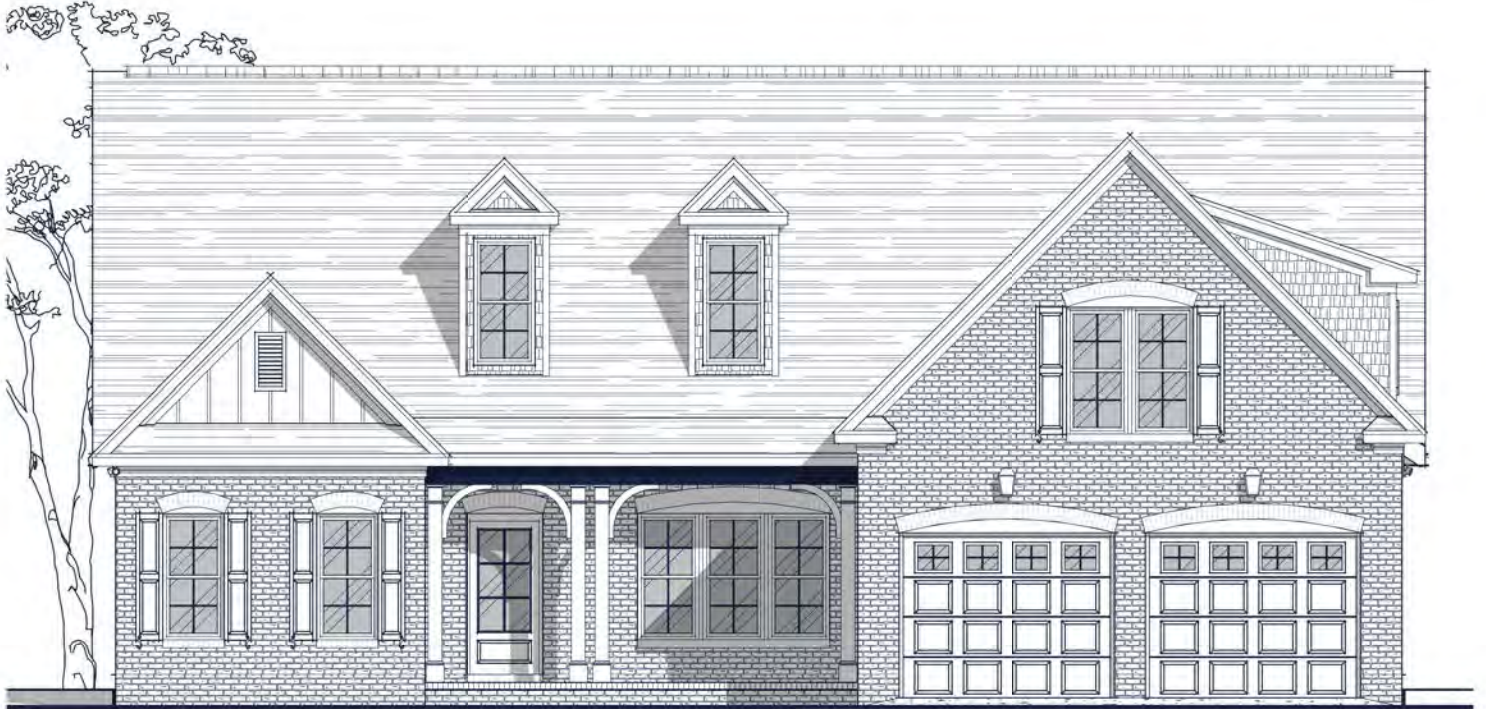
7 COFFERED CEILINGS AT CASUAL DINING



8 VAULTED CEILING AT GREAT ROOM



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8/1/2023 5:57:31 PM



Specs:

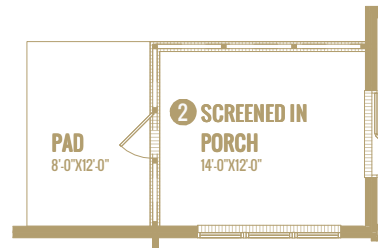
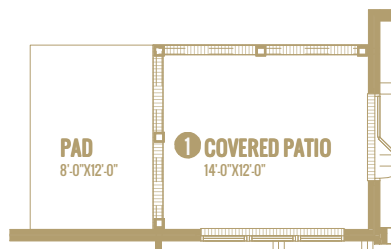
Bedrooms:	3
Bathrooms:	2-3
Square Footage:	2,896 Sq.Ft.
First Level:	2,280 Sq.Ft.
Second Level:	616 Sq.Ft.
Width	55'-9"
Depth:	69'-0"

Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Upper Level Bath
- 4 Built-ins
- 5 Drop Zone Built-in
- 6 Laundry Sink W/ Cabinets
- 7 Coffered Ceiling at Dining
- 8 Vaulted Ceiling at Great Room

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FLOOR PLAN: BERKSHIRE TRADITIONAL



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FLOOR PLAN: BERKSHIRE TRADITIONAL



3 UPPER LEVEL BATH



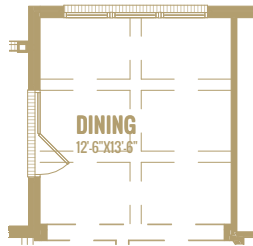
4 BUILT-INS



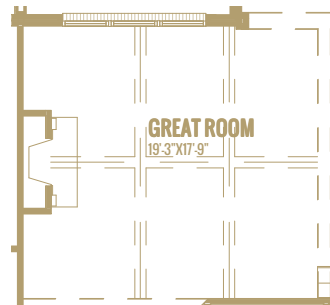
5 DROP ZONE BUILT-IN



6 LAUNDRY SINK W/ CABINETS



7 COFFERED CEILINGS AT CASUAL DINING



8 VAULTED CEILING AT GREAT ROOM



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