

## Included Features for Oyster Harbour

### Exceptional Exterior Features

- Primed Fiber Cement accent siding, shakes, and board & batten (per plan)
- Raised slab foundation
- 30-year architectural roof shingles
- Brick pavers or natural stone concrete at entry stoops and front porches (per plan)
- Non-impact resistant vinyl windows
- Fiberglass front entry and exterior doors (per plan)
- Two panel garage door with clear glass and remote-control openers (per plan)
- Broom finish concrete driveways, walkways, and grill patio (per plan)
- Rear porch with concrete floor and ceiling fan (per plan)
- Screened porch with ceiling fan (per plan)
- Beaded vinyl ceilings on porch
- Two security flood lights
- Seamless gutters and downspouts with stainless steel fasteners
- 2 hose bibs (front and rear)
- 2 exterior weatherproof outlets
- Landscaping plan allowance
- Sheetrocked and painted garage

### Impressive Interior Features

- Coffered / vaulted ceilings (per plan)
- Smooth finish ceilings
- Square wall corners
- Designer Sherwin-Williams paint palette throughout
- Two-piece crown moulding at foyer, hall, and dining (per plan)
- Chair rail in foyer (per plan)
- One-piece crown moulding in all living areas & ceiling coffers except bathrooms & laundry (per plan)
- Vent-free 36" firebox with surround (per plan)
- AV box with cable outlet in great room
- Panel interior doors (specific options per plan)
- Door hardware with hinges to match finish
- Ventilated wire shelving in all closets and pantry
- Designer lighting package throughout
- Ceiling fans in great room and owner's suite
- Cable outlets in each bedroom, great room, study, and bonus room; phone outlet in kitchen (per plan)
- Switched electrical floor outlet in great room
- High efficiency heat pumps
- Tankless water heater

## Delightful Designer Kitchens

- 36" flat panel wall cabinets with crown moulding
- Appliances (Frigidaire Gallery 30" electric cooktop, Frigidaire Gallery oven/micro combo 30", Frigidaire Gallery french door refrigerator with water dispenser, and Frigidaire dishwasher)
- Quartz countertops
- Single basin sink
- Sleek pull-down spray faucet
- Garbage disposal

## Blissful Bath Amenities

### Owner's Bath

- 34" flat panel cabinets
- Quartz vanity top with rectangle sink
- Sheet mirror
- Bath fixtures with water-saving faucets
- Tiled shower with semi-frameless shower door
- Water-saver elongated toilet

### Secondary Baths

- 34" flat panel cabinets
- Quartz vanity top with rectangle sink
- Sheet mirror
- Bath fixtures with water-saving faucets

- Water-saver elongated toilet

## Flawless Flooring

- Pre-finished hardwood flooring in foyer/hall, kitchen/dining, great room, owner's suite, and stairs (per plan)
- Stain-resistant carpet in secondary bedrooms and bonus room (per plan)
- Ceramic tile in all 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-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.