

Included Features for Patio Homes

Exceptional Exterior Features

- Primed Fiber Cement accent siding, shakes, and board & batten (per plan)
- Raised concrete foundation
- 30-year architectural roof shingles
- Brick pavers or natural stone / stamped concrete at entry stoops and front porches (per plan)
- Low-maintenance, single hung, vinyl tilt windows with LOW E insulated glass and screens
- Mahogany front entry doors (per plan)
- Steel insulated patio door (per plan)
- Steel garage door and remote-control openers
- Broom finish concrete driveways, walkways, and grill patio
- Rear screened in porch with choice of decorative stamped concrete and ceiling fan
- White beaded vinyl ceilings on front and rear porches
- Security flood light at front and rear corners
- Seamless gutters and downspouts with stainless steel fasteners
- 2 frost-free hose bibs (front and rear)
- 2 exterior weatherproof outlets
- Professional landscaping and shrubbery
- Sod in front and side yards (up to 90' wide and 150' deep with 30' set back from back of curb)
- 3-zone irrigation system
- Decorative metal post mailboxes
- Sheetrocked and painted garage
- Accessible storage areas (per plan)

Impressive Interior Features

- Vaulted and tray ceilings (per plan)
- Smooth finish ceilings
- Rounded wall corners
- Designer Sherwin-Williams paint palette throughout (includes 2 accent colors)
- Two-piece traditional style crown moulding at foyer, hall, and dining (per plan)
- Traditional wainscot in foyer and dining (per plan)
- One-piece crown moulding in all living areas (per plan – certain ceilings such as vaulted do not allow)
- 36" ventless gas fireplace with logs and slate surround in great room
- Wood mantle above fireplace with AV box and conduit
- Custom built-ins on either side of fireplace painted to match trim (per plan)
- Smooth finish interior doors
- Lever door hardware with choice of finish
- Ventilated wood shelving organizer in all closets and pantry
- Laundry room wall cabinets
- Designer lighting package throughout
- Decorative ceiling fans in great room and owner's suite; ceiling fan pre-wire in all secondary bedrooms and bonus room
- Cable outlets in each bedroom, great room, study, and bonus room; phone outlet in kitchen
- Security system with motion sensors, door contacts on all doors, keypad, smoke detector, and siren
- Switched electrical floor outlet in great room
- Programmable digital thermostats
- High efficiency heat pumps
- 50-gallon electric water heater

Delightful Designer Kitchens

- 42" Maple raised panel with glaze wall cabinets with crown moulding
- GE Stainless Steel appliance package (30" self-cleaning wall oven, 36" smooth-top electric cooktop, built-in microwave, and dishwasher)
- Granite countertops
- Custom ceramic full tile backsplash (straight, brick, or diagonal install)
- Undermount stainless steel hi-lo or single basin sink
- Stainless single lever pull-out spray faucet
- Garbage disposal
- Recessed ice maker connection

Blissful Bath Amenities

Owner's Bath

- 34" Maple raised panel with glaze cabinets
- Granite vanity tops with two undermount oval porcelain sinks
- Decorative framed mirrors
- Brushed nickel bath fixtures and water-saving faucets
- Full ceramic tile walk-in shower with tile mosaic floor and frameless shower door
- Drop-in garden tub with ceramic tile decking, skirt, and surround (per plan)
- Water-saver elongated toilet

Secondary Baths:

- 34" Maple raised panel cabinets
- Granite vanity tops with undermount oval porcelain sink
- Decorative framed mirrors

- Brushed nickel bath fixtures and water-saving faucets
- Tub base with ceramic tiled walls in main level baths
- Fiberglass tub/shower combination in upper level baths (per plan)
- Water-saver elongated toilet

Flawless Flooring

- Pre-finished hardwood flooring in foyer, hall, dining, great room, kitchen/breakfast, and powder room (per plan)
- Stain-resistant carpet with 6 lb. rebond padding in all bedrooms, study, stairs, and bonus room
- 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-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.