



the community

ROSEWOOD



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 for Single Family Homes

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 and screens
- 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 shelving organizing closet systems in all closets and pantry
- Designer Progress Lighting brushed nickel or bronze 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

Delightful Designer Kitchens

- 36" stained wall cabinets, choice of 2 styles, with crown moulding
- GE 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 with separate shower or garden tub/shower combo (per plan)
- 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

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 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. We offer up to 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.



ROSEWOOD

Single Family Homes

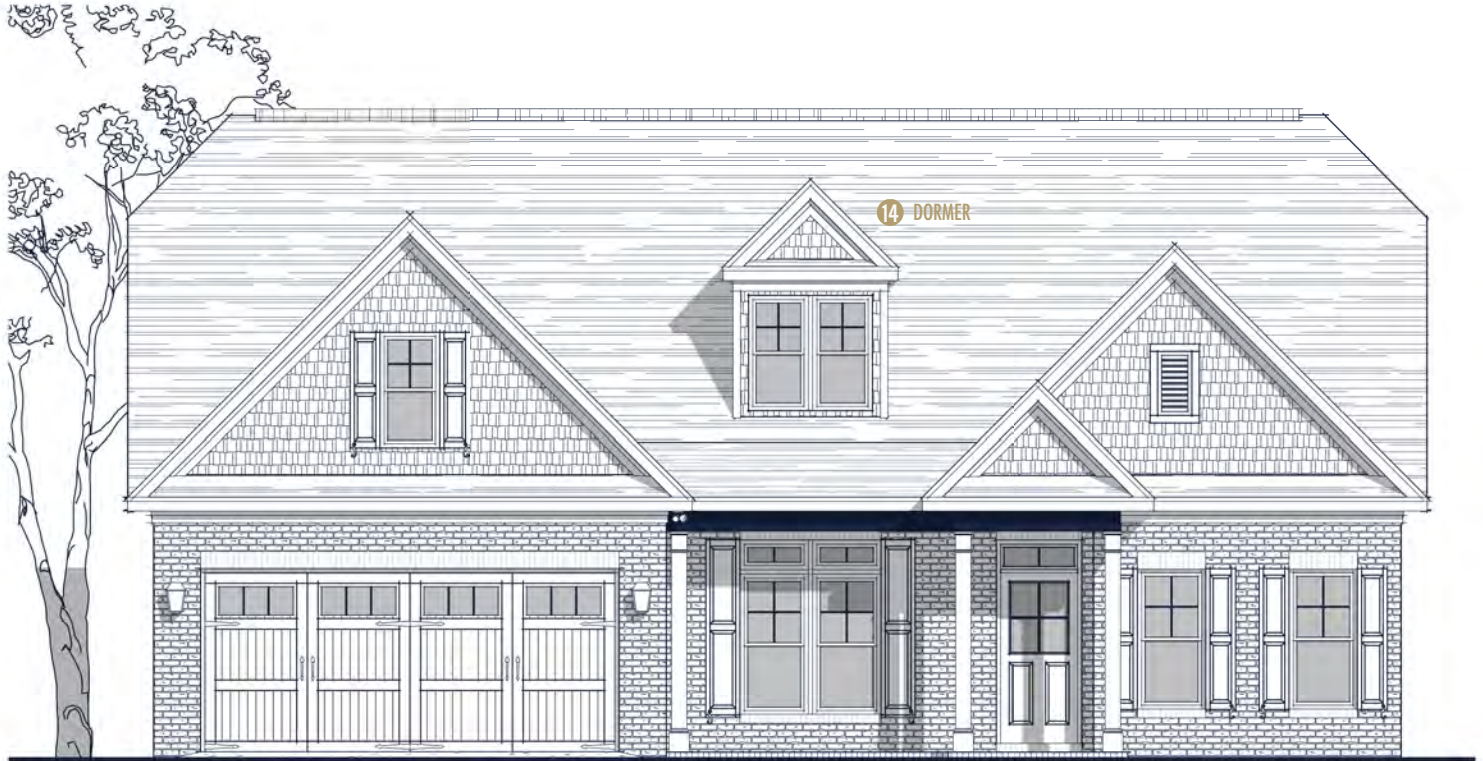
PLAN	STYLE	BEDROOMS	BATHS	SQ. FOOTAGE
Lily	Transitional	3	2	2142
Lily	Traditional	3	2	2151
Barrington	French Country	3	2	2241
Barrington	Transitional	3	2	2241
Oxford	Transitional	3	2	2298
Penny	Traditional	3	2-3	2311
Reece	Transitional	4	3.5	2771
Reece	Traditional	4	3.5	2776
Adeline	Transitional	4	3.5	2898
Adeline	French Country	4	3.5	2935
Huntington	Transitional	4	3	3128
Bradley	French Country	4	3.5	3200
Ellington	Classic	4	3.5	3339
Ellington	French Country II	4	3.5	3396

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:

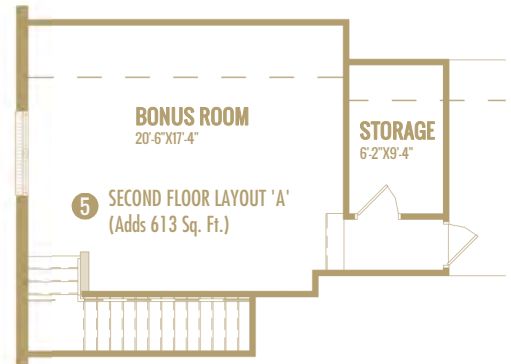
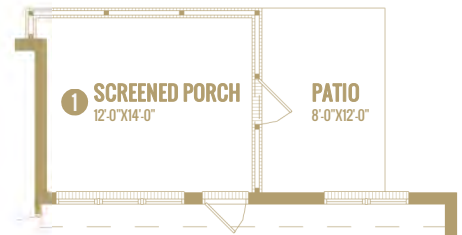
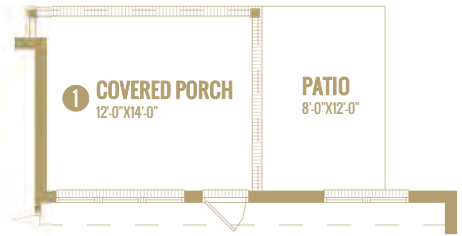
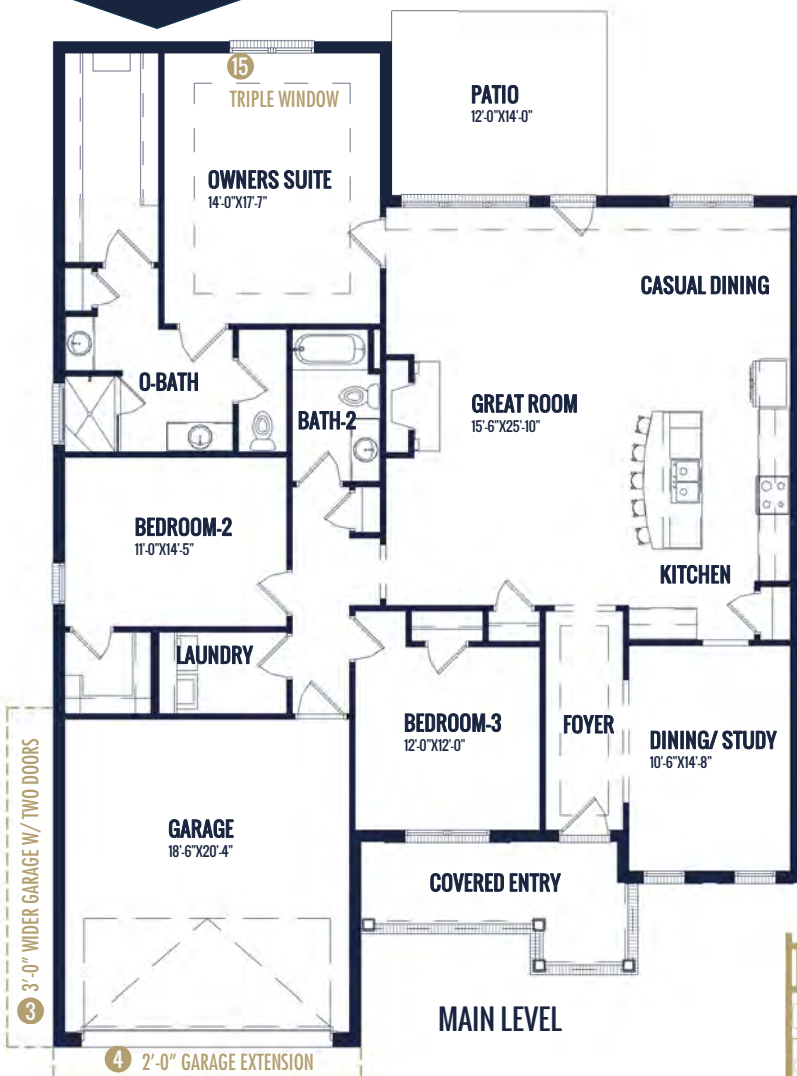
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,142 Sq.Ft.
First Level:	2,142 Sq.Ft.
Width:	48'-8"
Depth:	65'-4"

Options Shown:

- | | |
|--|---|
| 1 Covered / Screened in Porch | 9 Greatroom Built-ins |
| 2 Sunroom (Adds 157 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 Dormers |
| 7 Second Floor Bath | 15 Triple Window |
| 8 Owners Bath Luxury Layout | 16 Twin Window |

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6/28/2021 10:45:07 AM

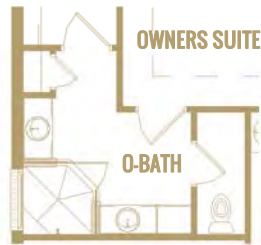
FLOOR PLAN: LILY TRANSITIONAL



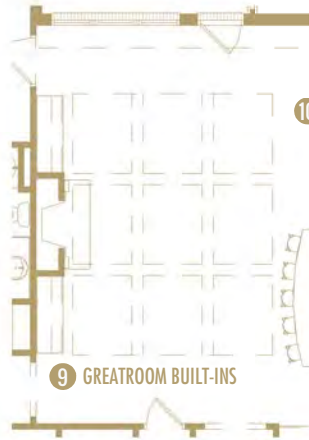
3 3'-0" WIDER GARAGE W/ TWO DOORS

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FLOOR PLAN: LILY TRANSITIONAL



8 OWNERS BATH LUXURY LAYOUT



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)



DORMER 14

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Specs:

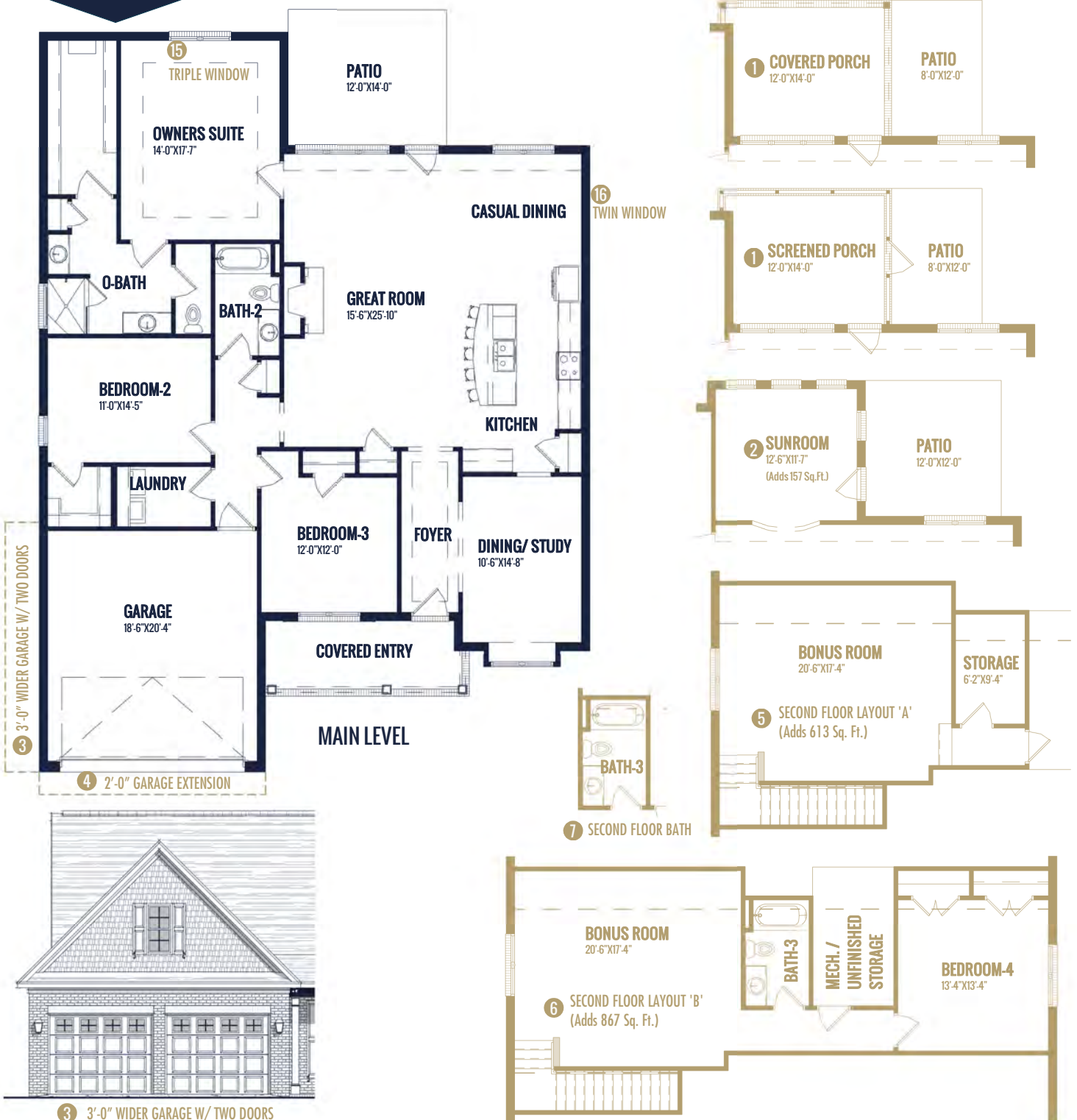
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,151 Sq.Ft.
First Level:	2,151 Sq.Ft.
Width:	48'-8"
Depth:	65'-4"

Options Shown:

- | | |
|--|---|
| 1 Covered / Screened in Porch | 9 Greatroom Built-ins |
| 2 Sunroom (Adds 157 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 Dormers |
| 7 Second Floor Bath | 15 Triple Window |
| 8 Owners Bath Luxury Layout | 16 Twin Window |

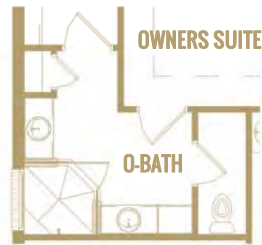
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FLOOR PLAN: LILY TRADITIONAL



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FLOOR PLAN: LILY TRADITIONAL



8 OWNERS BATH LUXURY LAYOUT



9 GREATROOM BUILT-INS

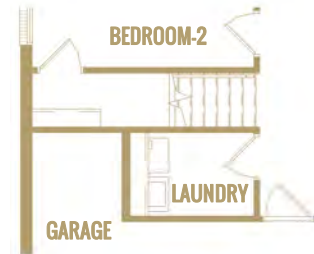
10 GREATROOM TRAY W/
COFFERED CEILING
(not available with
second floor options)



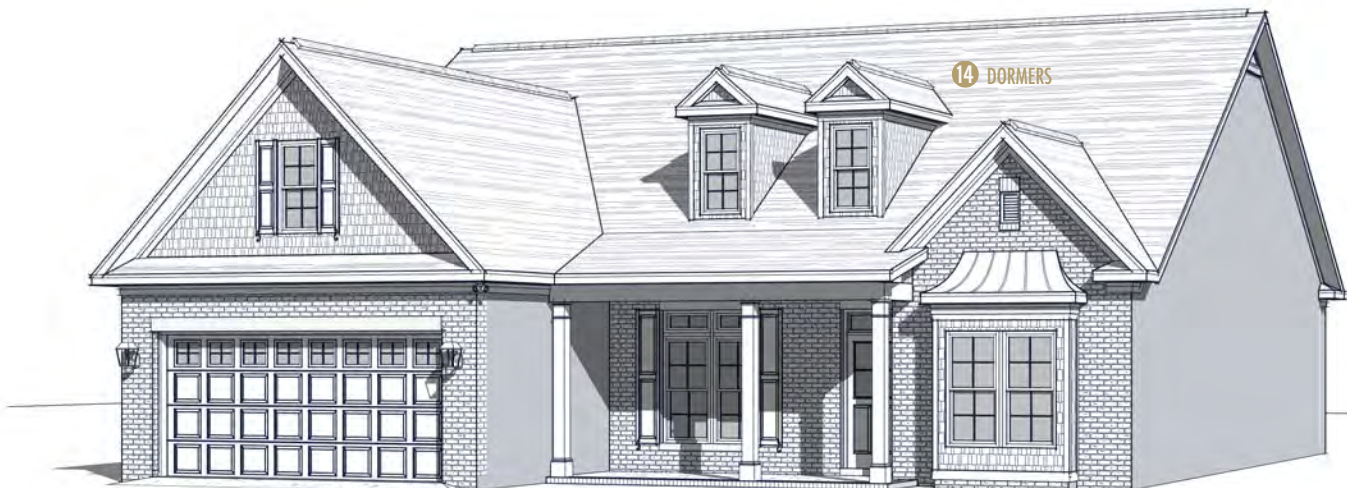
11 LAUNDRY SINK



12 BEDROOM 2
ENSUITE BATH



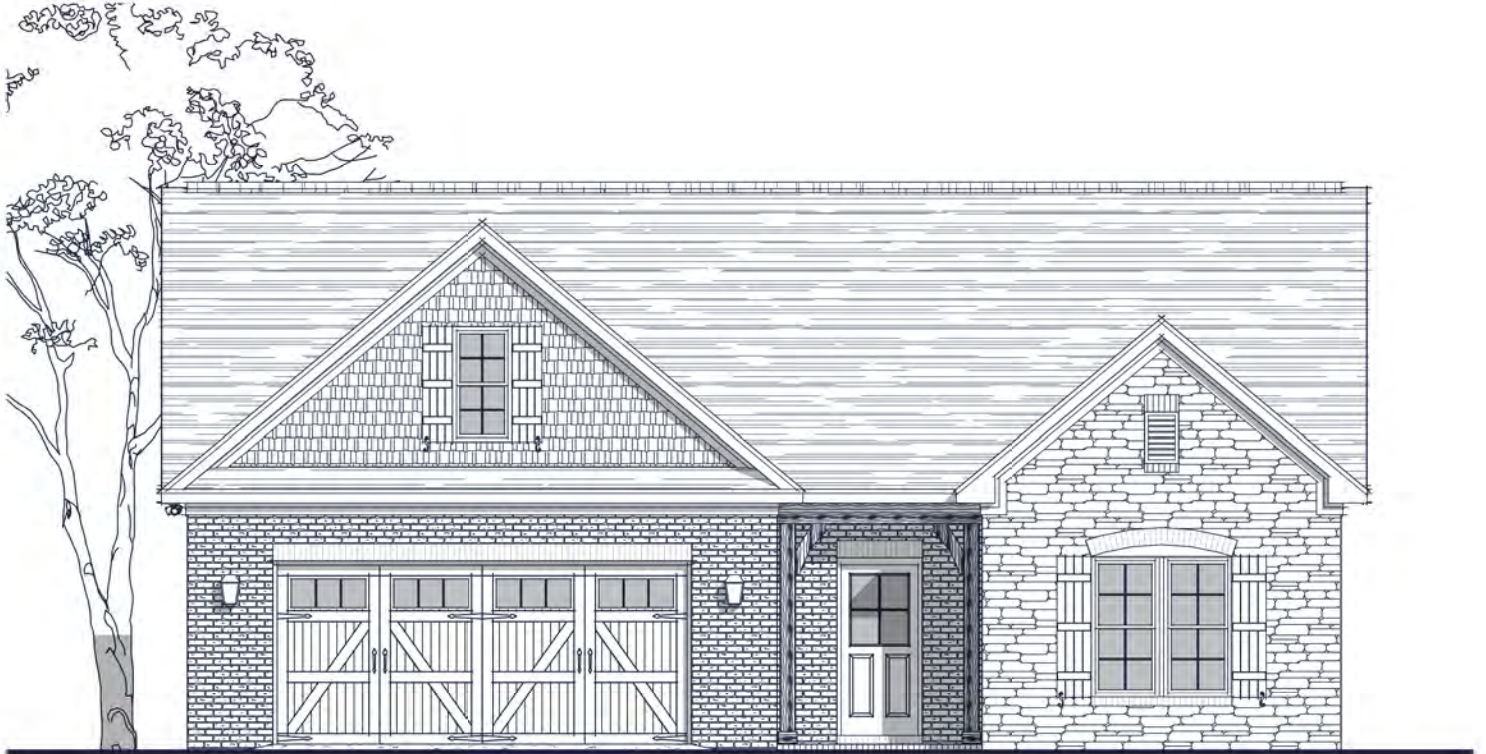
13 GARAGE STORAGE
(requires second floor option)



14 DORMERS

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3/27/2020 2:06:29 PM



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"

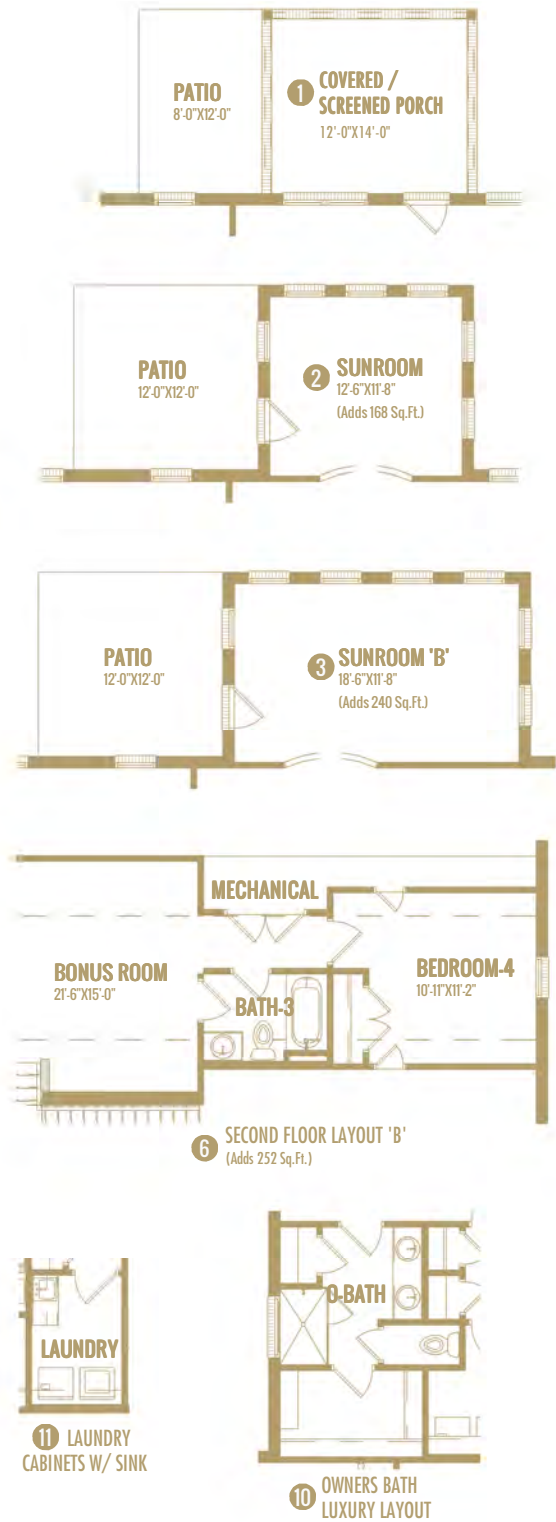
Options Shown:

- | | |
|--|------------------------------|
| 1 Covered / Screened in Porch | 7 Second Floor Bath |
| 2 Sunroom (Adds 168 Sq.Ft.) | 8 Greatroom Built-in |
| 3 Sunroom 'B' (Adds 240 Sq. Ft.) | 9 Owners Bath Shower Layout |
| 4 2'-0" Wider Garage w/ Two Doors | 10 Owners Bath Luxury Layout |
| 5 2'-0" Garage Extension | 11 Laundry Cabinets w/ Sink |
| 6 Second Floor Layout 'B' (Adds 252 Sq. Ft.) | |

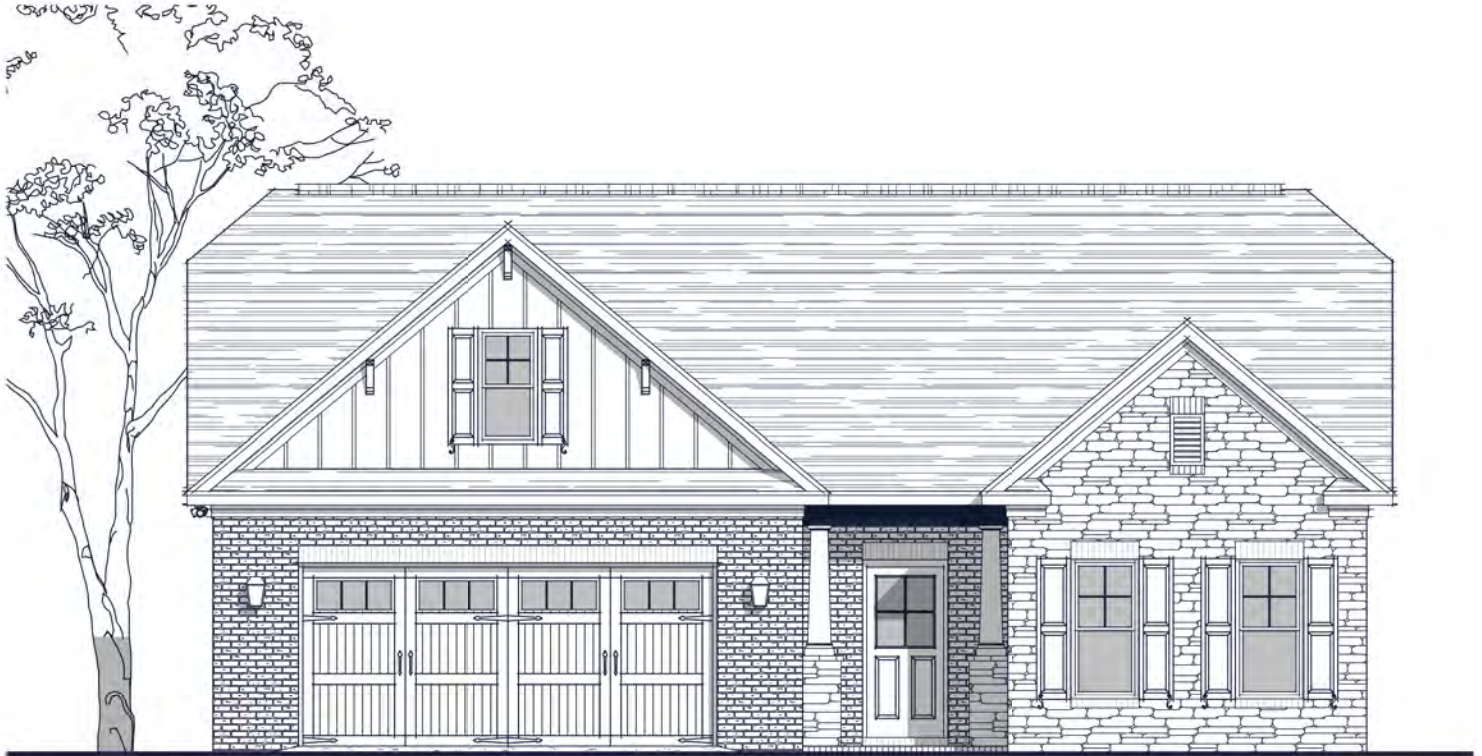
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FLOOR PLAN: BARRINGTON FRENCH COUNTRY



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7/29/2021 5:04:27 PM



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"

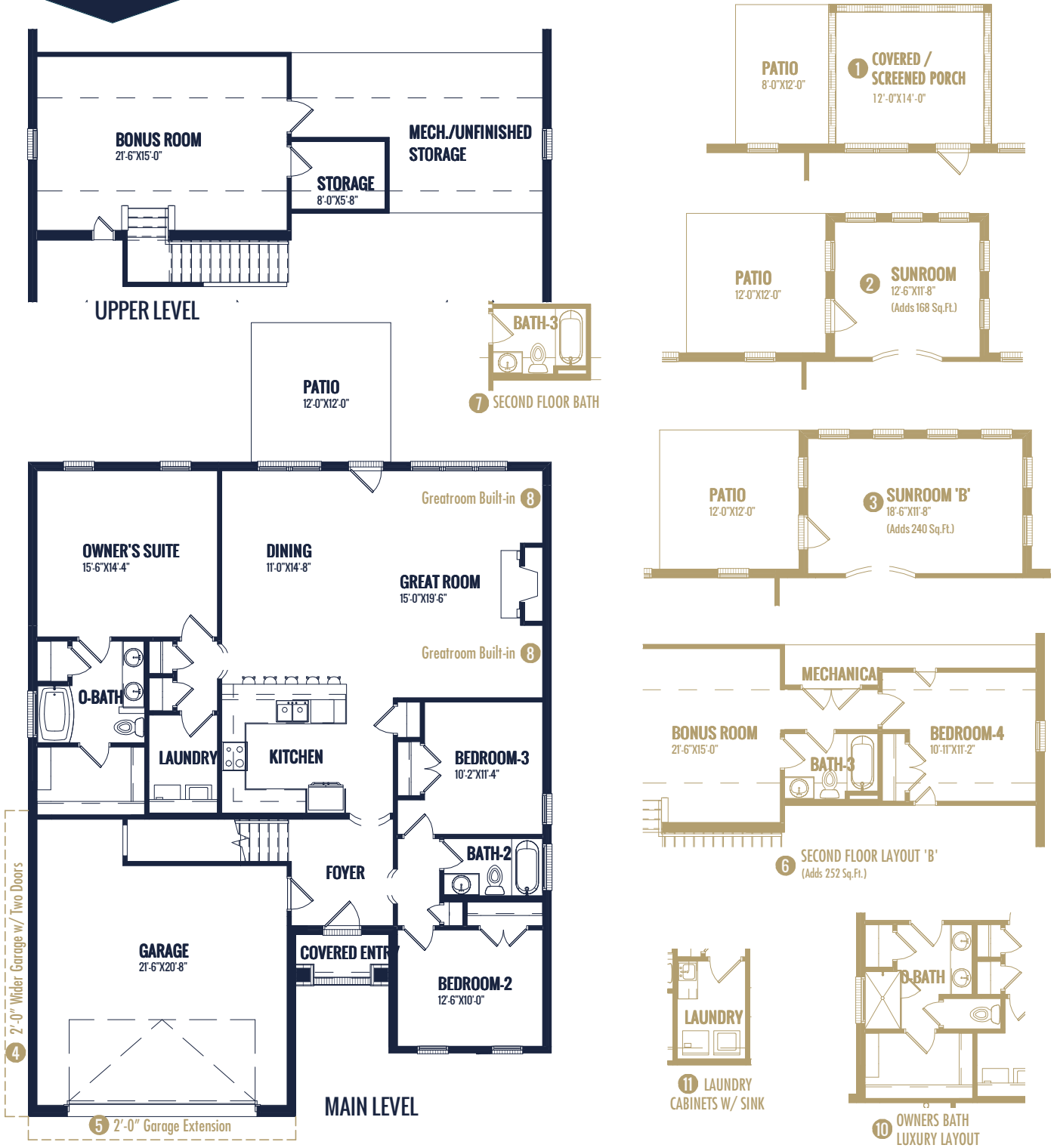
Options Shown:

- | | |
|--|-----------------------------|
| ① Covered / Screened in Porch | ⑦ Second Floor Bath |
| ② Sunroom (Adds 168 Sq.Ft.) | ⑧ Greatroom Built-in |
| ③ Sunroom 'B' (Adds 240 Sq. Ft.) | ⑨ Owners Bath Shower Layout |
| ④ 2'-0" Wider Garage w/ Two Doors | ⑩ Owners Bath Luxury Layout |
| ⑤ 2'-0" Garage Extension | ⑪ Laundry Cabinets w/ Sink |
| ⑥ Second Floor Layout 'B' (Adds 252 Sq. Ft.) | |

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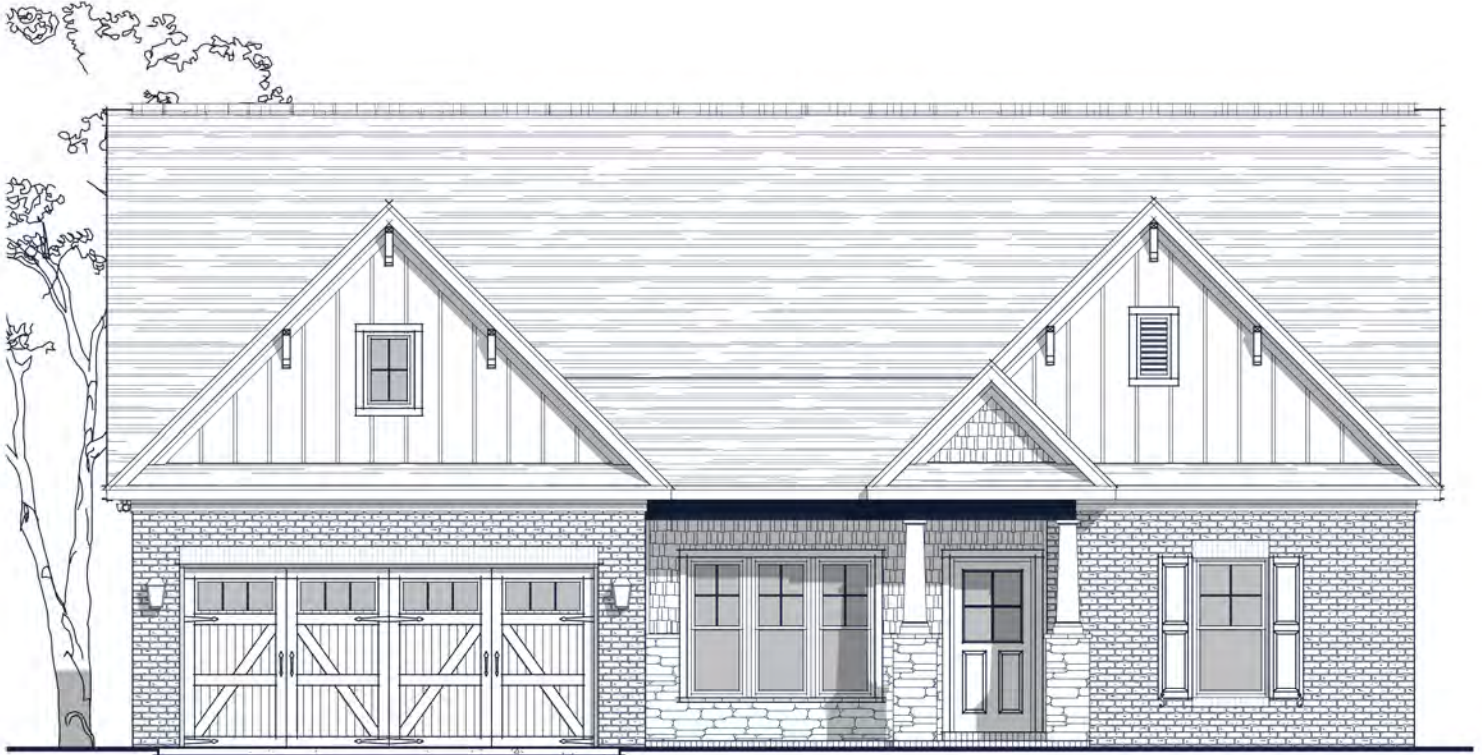
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FLOOR PLAN: BARRINGTON TRANSITIONAL



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FLOOR PLAN: OXFORD TRANSITIONAL



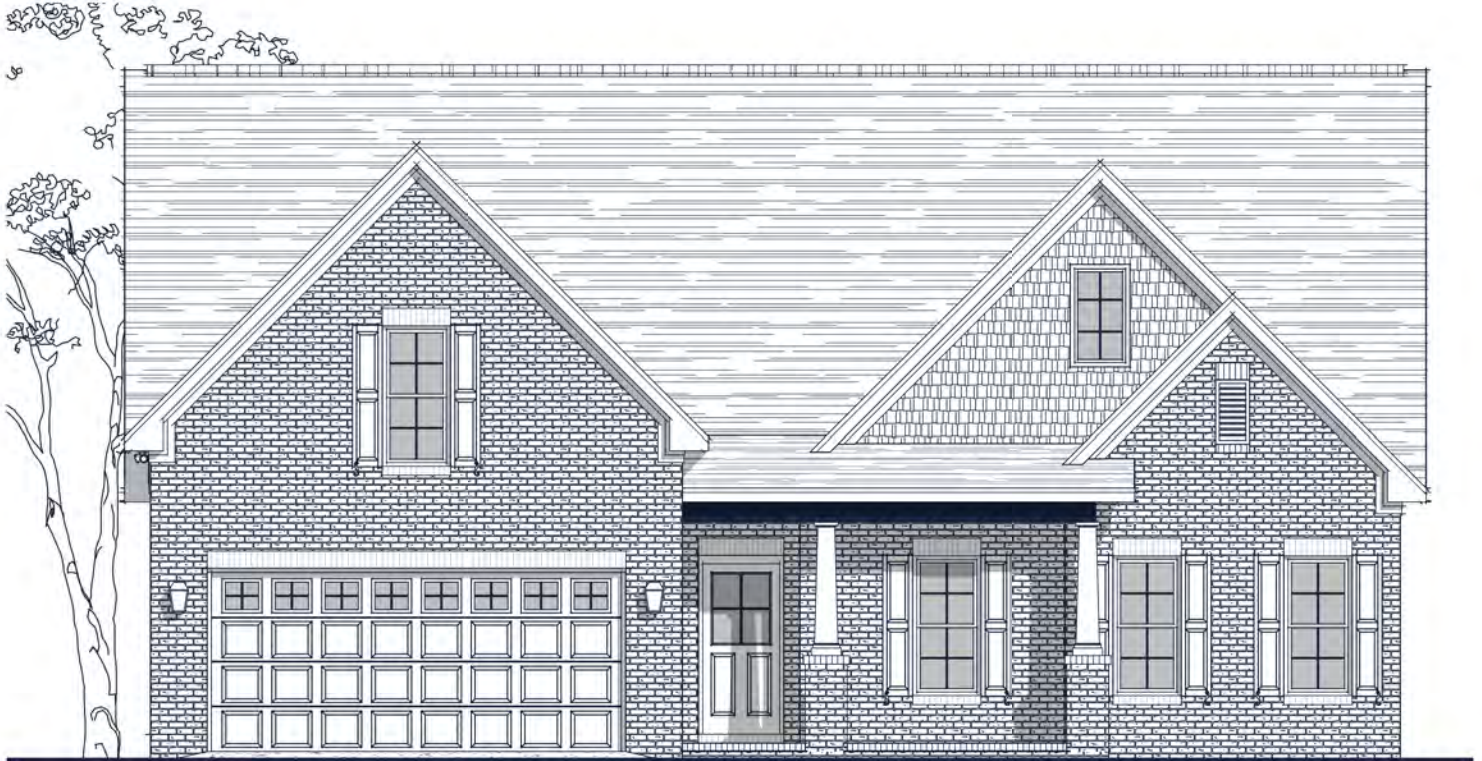
Specs:

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 | 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 544 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 |

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Specs:

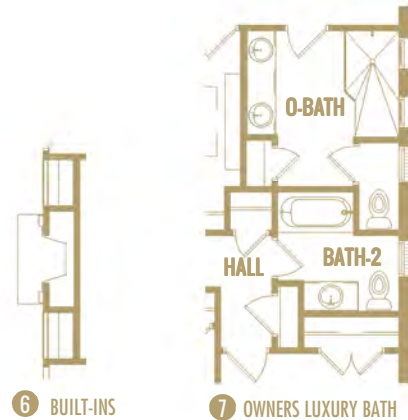
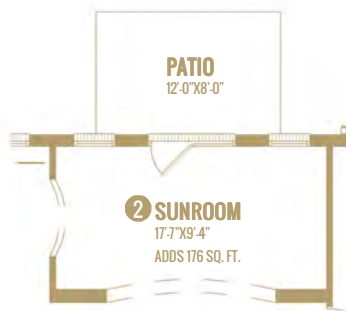
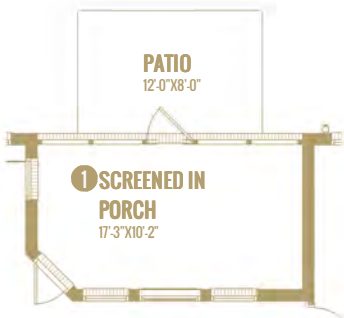
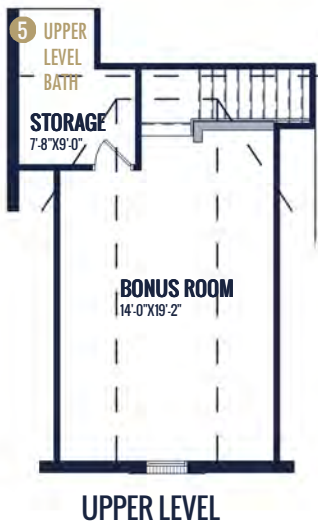
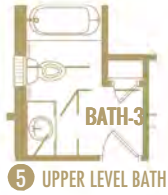
Bedrooms:	3
Bathrooms:	2-3
Square Footage:	2,311 Sq.Ft.
First Level:	1,870 Sq.Ft.
Second Level:	441 Sq.Ft.
Width	48'-9"
Depth:	57'-5"

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

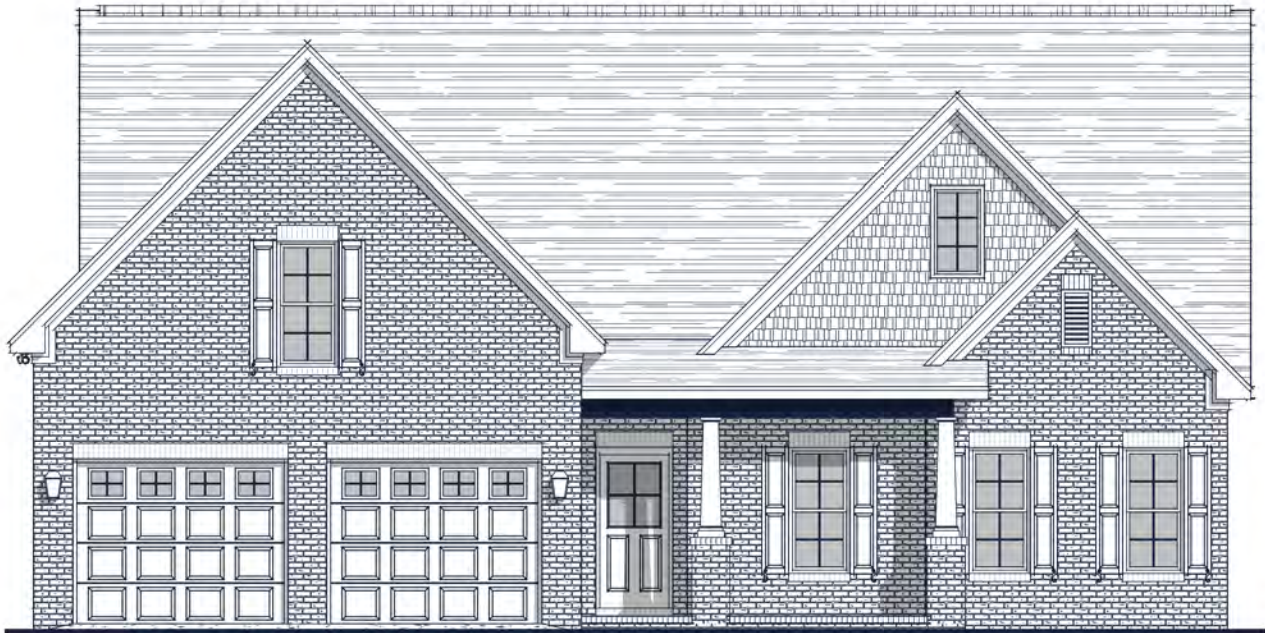
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FLOOR PLAN: PENNY TRADITIONAL



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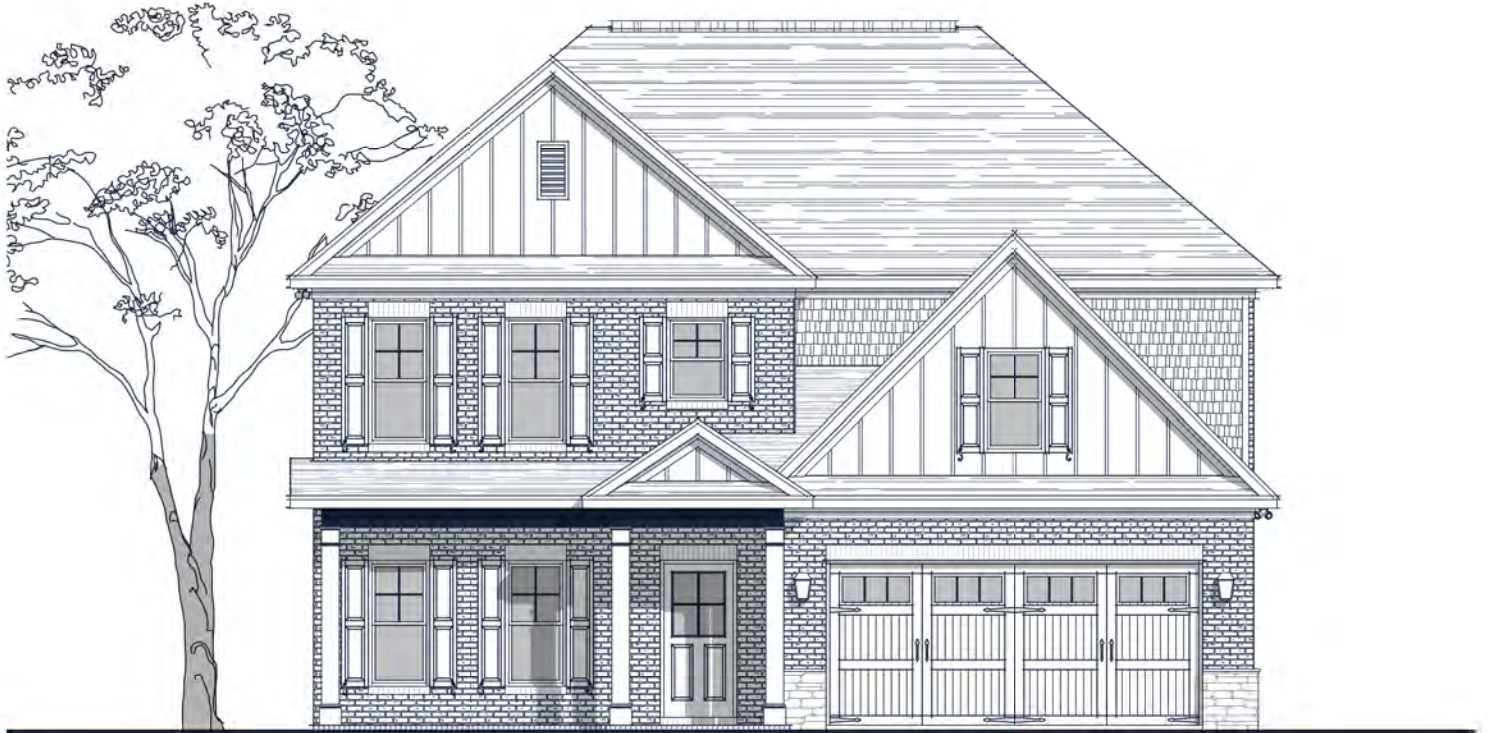
FLOOR PLAN: PENNY TRADITIONAL



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

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7/9/2021 4:50:28 PM

FLOOR PLAN: REECE TRANSITIONAL



Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	2,771 Sq.Ft.
First Level:	1,391 Sq.Ft.
Second Level:	1,381 Sq.Ft.
Width:	40' - 9"
Depth:	47' - 9"

Options Shown:

- | | |
|---|-----------------------------|
| 1 Covered Porch | 7 Coffered Ceiling |
| 2 Screened in Porch | 8 Owners Suite Tray Ceiling |
| 3 Sunroom (Adds 168 Sq.Ft.) | 9 Owners Bath Tile Shower |
| 4 3'-0" Wider Garage w/ Two Doors | 10 Built-In at Stair |
| 5 2'-0" Garage Extension | 11 Bath-2 Pocket Door |
| 6 Side Load Garage
(Requires 3'-0" Wider Garage) | 12 Bath-3 Jack-n-Jill |
| | 13 Bath-3 Double Vanity |

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FLOOR PLAN: REECE TRANSITIONAL



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



6 SIDE LOAD GARAGE (Requires 3' Wider Garage)

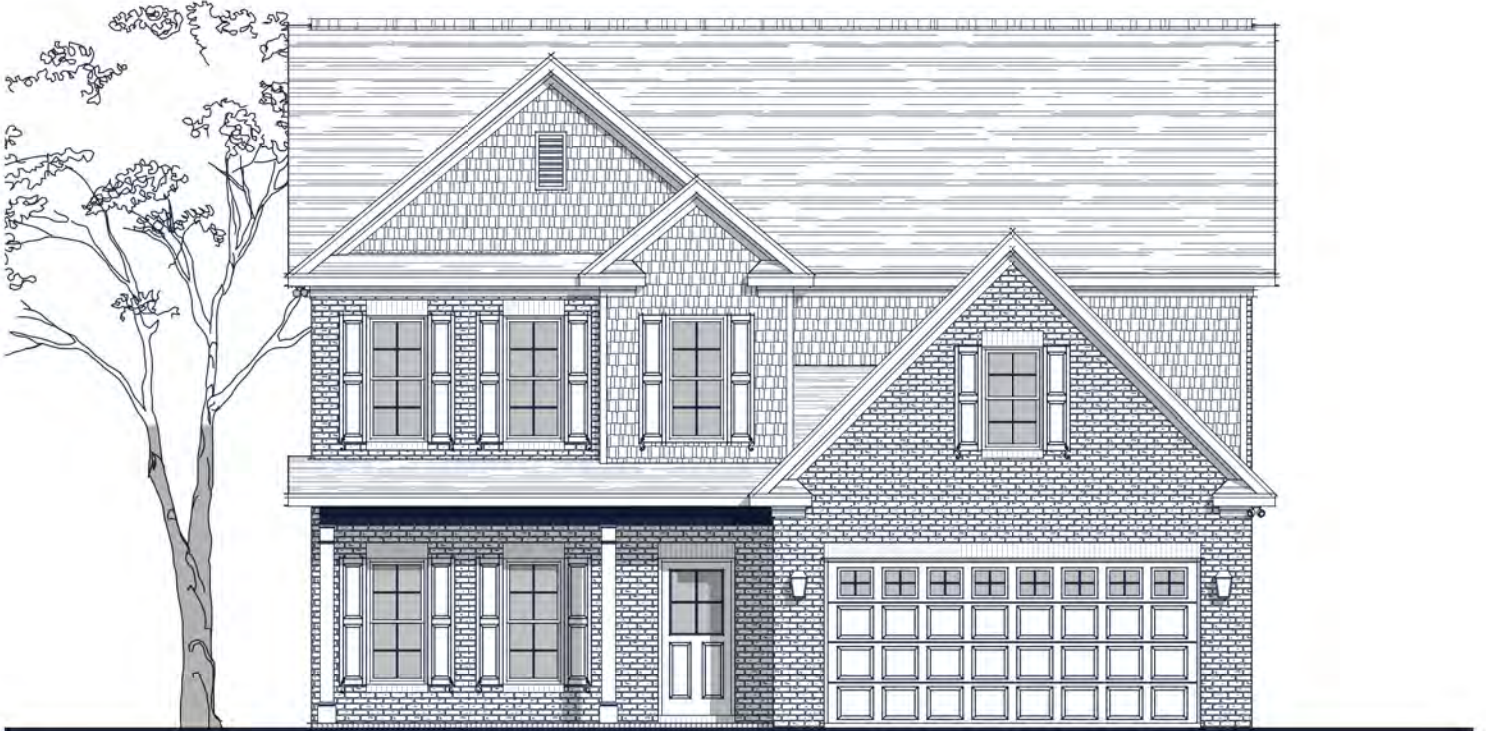


12 BATH-3 JACK-N-JILL

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7/29/2021 4:12:25 PM

FLOOR PLAN: REECE TRADITIONAL



Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	2,776 Sq.Ft.
First Level:	1,391 Sq.Ft.
Second Level:	1,386 Sq.Ft.
Width:	40' - 9"
Depth:	47' - 9"

Options Shown:

- | | |
|---|-----------------------------|
| 1 Covered Porch | 7 Coffered Ceiling |
| 2 Screened in Porch | 8 Owners Suite Tray Ceiling |
| 3 Sunroom (Adds 168 Sq.Ft.) | 9 Owners Bath Tile Shower |
| 4 3'-0" Wider Garage w/ Two Doors | 10 Built-In at Stair |
| 5 2'-0" Garage Extension | 11 Bath-2 Pocket Door |
| 6 Side Load Garage
(Requires 3'-0" Wider Garage) | 12 Bath-3 Jack-n-Jill |
| | 13 Bath-3 Double Vanity |

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FLOOR PLAN: REECE TRADITIONAL



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



6 SIDE LOAD GARAGE (Requires 3' Wider Garage)

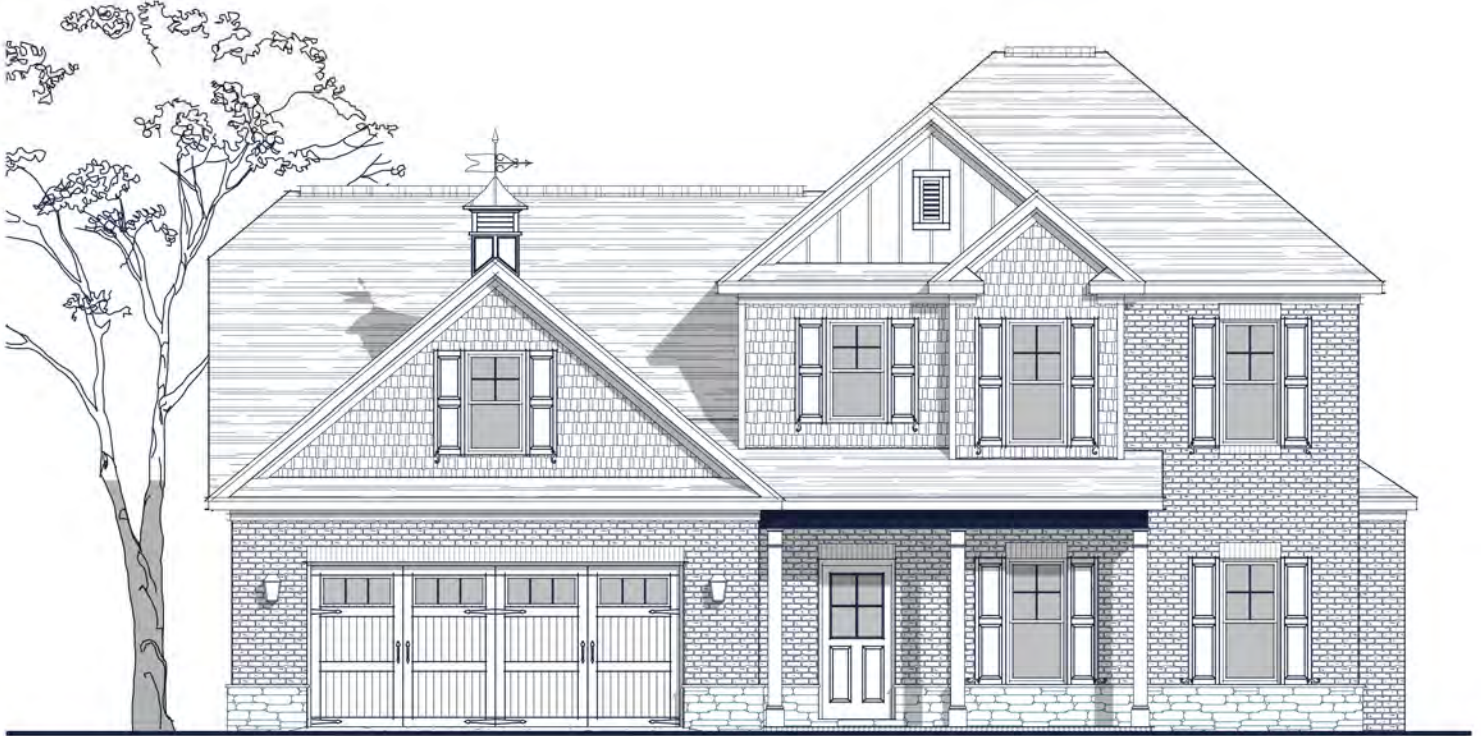


12 BATH-3 JACK-N-JILL

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FLOOR PLAN: ADELINE TRANSITIONAL



Specs:

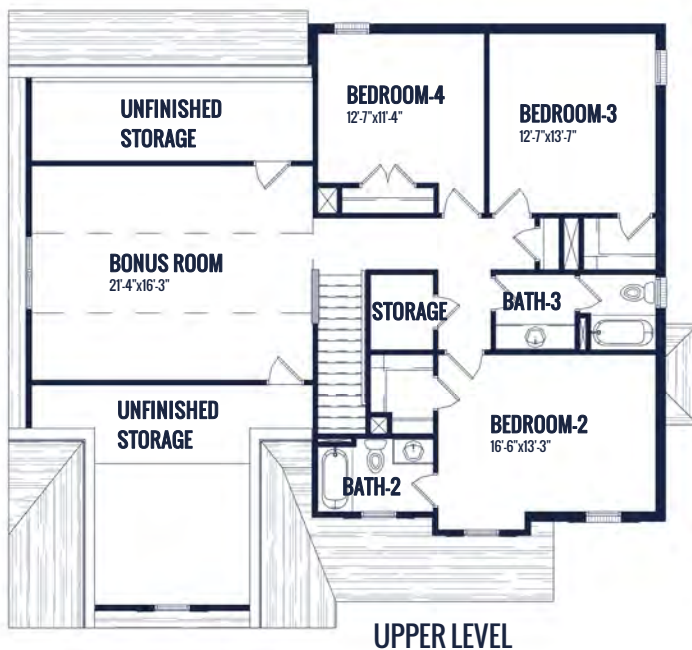
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	2,898 Sq.Ft.
First Level:	1,515 Sq.Ft.
Second Level:	1,383 Sq.Ft.
Width:	48'-10"
Depth:	44'-10"

Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 168 Sq.Ft.)
- 4 Sunroom 'B' (Adds 240 Sq.Ft.)
- 5 2'-0" Wider Garage w/ Two Doors
- 6 2'-0" Garage Extension
- 7 Owners Bath Luxury Layout
- 8 Drop Zone Built-in
- 9 Upper Level Laundry Layout
- 10 Bath-3 Double Vanity
- 11 Side View Window
- 12 Front Door Sidelights

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FLOOR PLAN: ADELINE TRANSITIONAL



5 2'-0" WIDER GARAGE W/ TWO DOORS

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Specs:

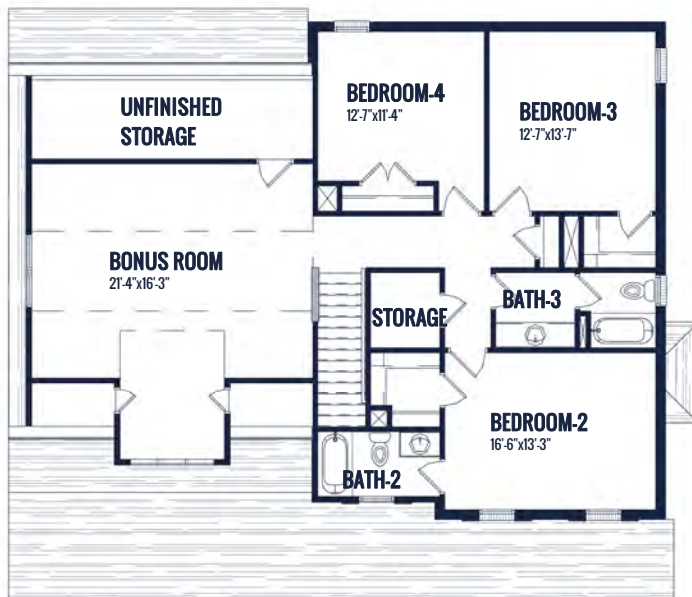
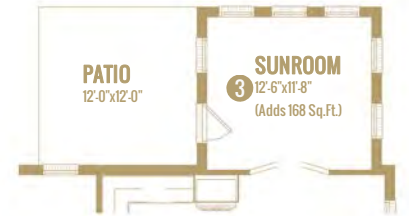
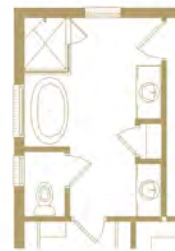
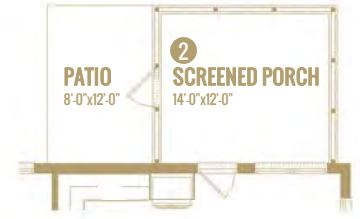
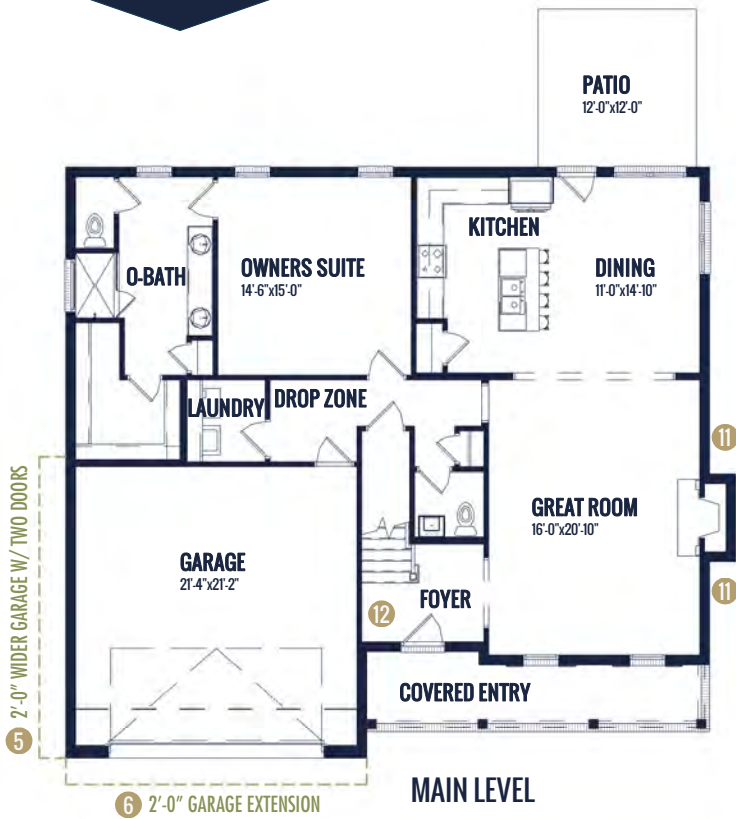
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	2,935 Sq.Ft.
First Level:	1,515 Sq.Ft.
Second Level:	1,420 Sq.Ft.
Width:	48'-10"
Depth:	44'-10"

Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 168 Sq.Ft.)
- 4 Sunroom 'B' (Adds 240 Sq.Ft.)
- 5 2'-0" Wider Garage w/ Two Doors
- 6 2'-0" Garage Extension
- 7 Owners Bath Luxury Layout
- 8 Drop Zone Built-in
- 9 Upper Level Laundry Layout
- 10 Bath-3 Double Vanity
- 11 Side View Window
- 12 Front Door Sidelights

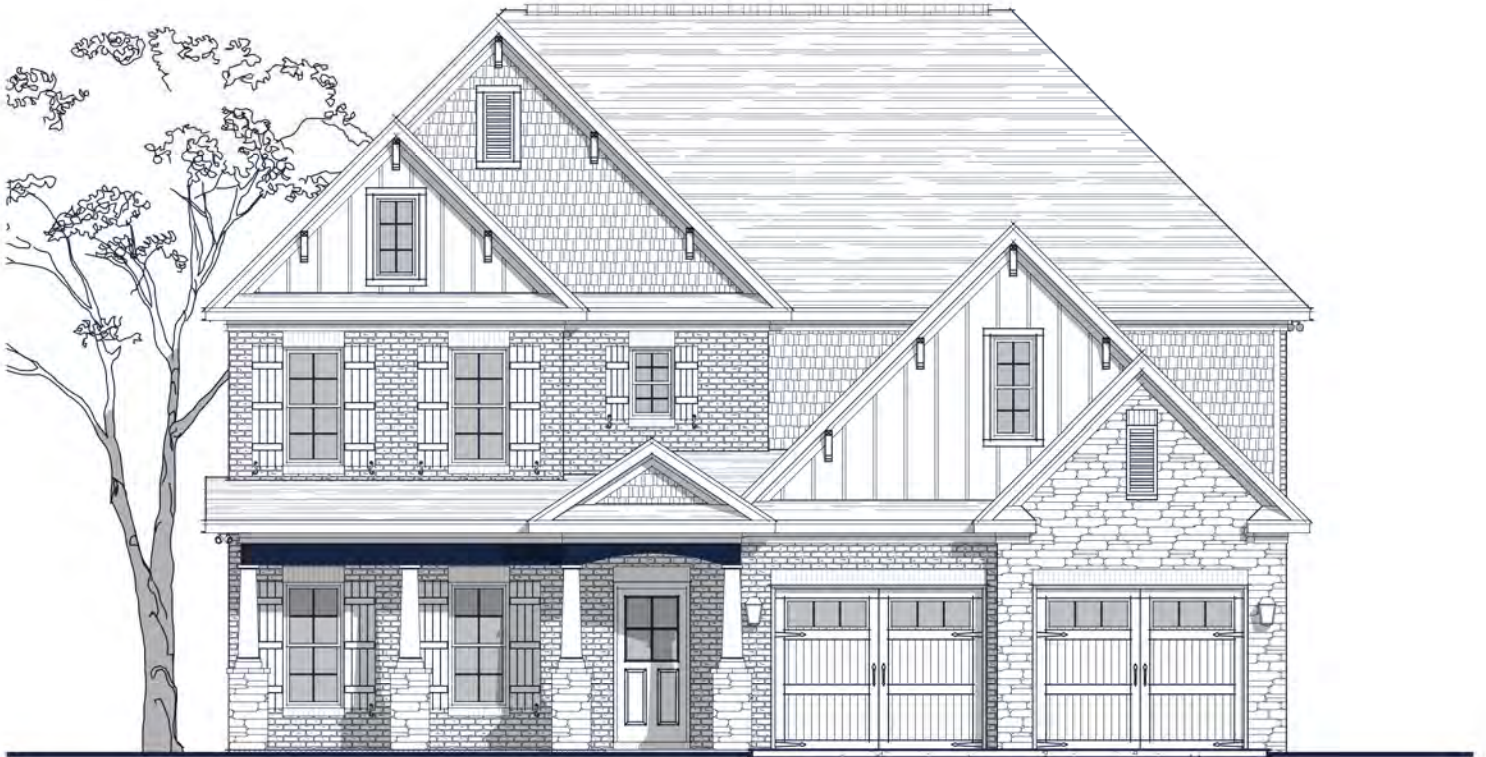
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4/10/2020 2:36:24 PM

FLOOR PLAN: ADELINE FRENCH COUNTRY



5 2'-0" WIDER GARAGE W/ TWO DOORS

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Specs:

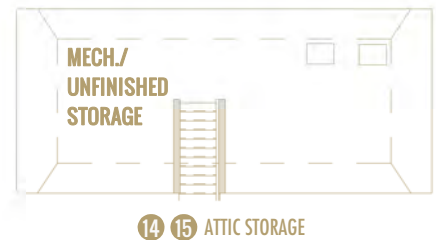
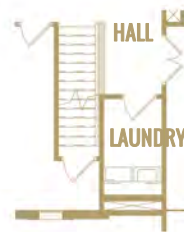
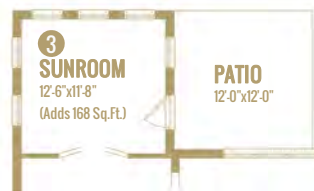
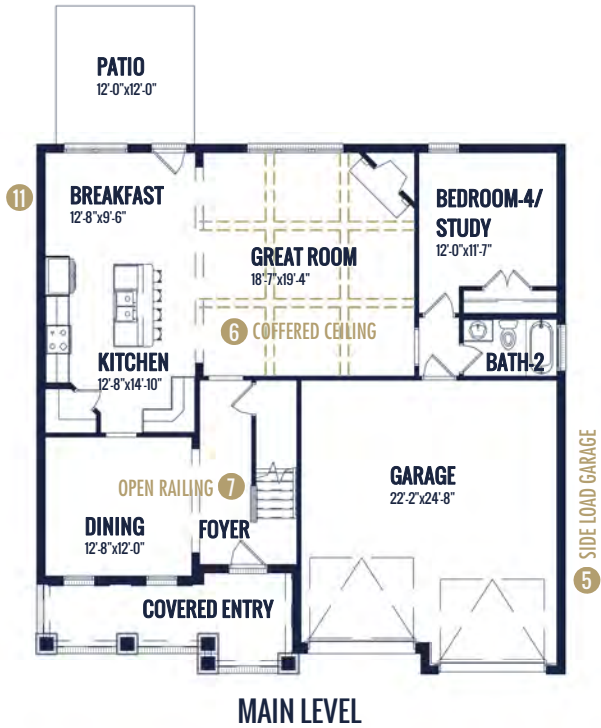
Bedrooms:	4
Bathrooms:	3
Square Footage:	3,128 Sq.Ft.
First Level:	1,334 Sq.Ft.
Second Level:	1,794 Sq.Ft.
Width:	45'-10"
Depth:	45'-11"

Options Shown:

- | | |
|---------------------------------|------------------------------------|
| 1 Covered Porch | 9 Owners Suite Tray Ceiling |
| 2 Screened in Porch | 10 Bonus Room Closet |
| 3 Sunroom (Adds 168 Sq.Ft.) | 11 Side View Window |
| 4 Sunroom 'B' (Adds 240 Sq.Ft.) | 12 Built-In at Stair |
| 5 Side Load Garage | 13 Bath-3 Double Vanity |
| 6 Coffered Ceiling | 14 Attic Storage From Owners Suite |
| 7 Open Railing-Main Level | 15 Attic Storage From Hall |
| 8 Open Railing-Upper Level | |

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4/10/2020 11:36:03 AM

FLOOR PLAN: HUNTINGTON TRANSITIONAL



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FLOOR PLAN: BRADLEY FRENCH COUNTRY



Specs:

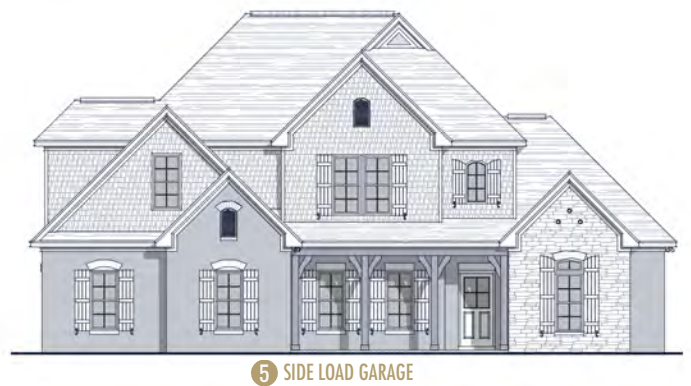
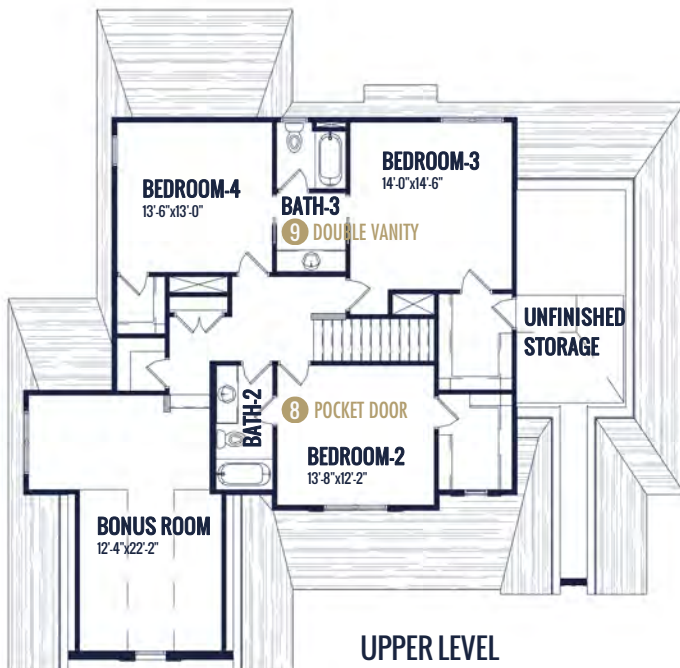
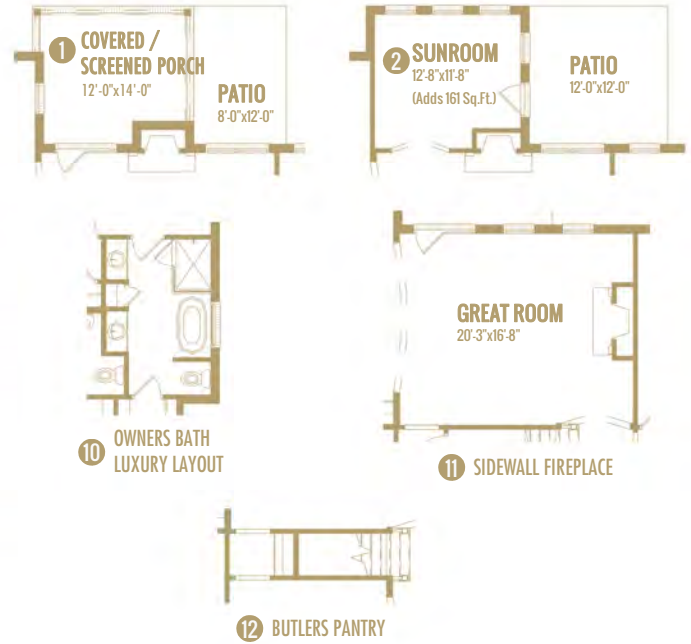
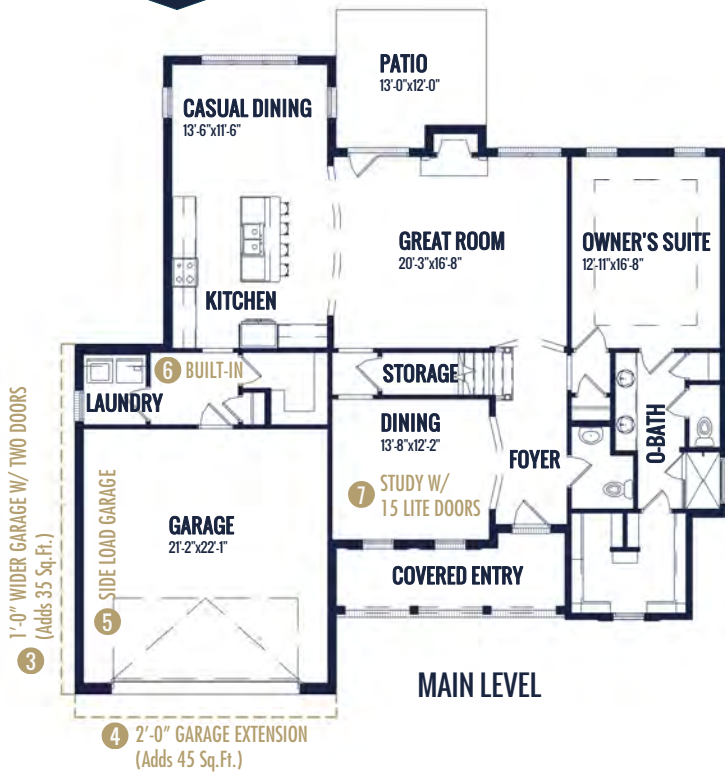
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,200 Sq.Ft.
First Level:	1,785 Sq.Ft.
Second Level:	1,415 Sq.Ft.
Width:	56'-8"
Depth:	55'-4"

Options Shown:

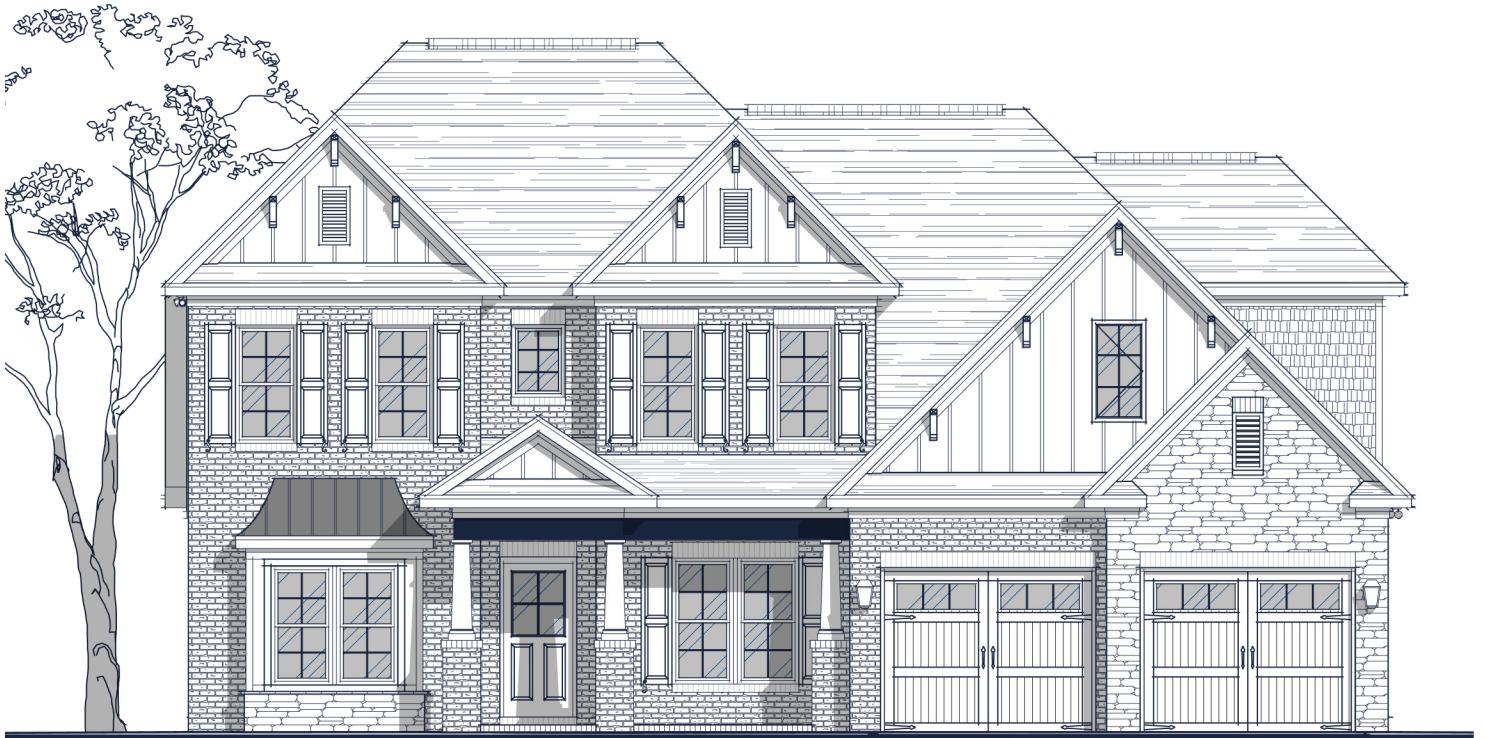
- | | |
|--|------------------------------|
| 1 Covered / Screened in Porch | 7 Study w/ 15 Lite Doors |
| 2 Sunroom (Adds 161 Sq.Ft.) | 8 Bath-2 Pocket Door |
| 3 1'-0" Wider Garage w/ Two Doors (Adds 35 Sq.Ft.) | 9 Bath-3 Double Vanity |
| 4 2'-0" Garage Extension (Adds 45 Sq.Ft.) | 10 Owners Bath Luxury Layout |
| 5 Side Load Garage | 11 Sidewall Fireplace |
| 6 Drop Zone Built-in | 12 Butlers Pantry |

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3/27/2020 11:30:18 AM

FLOOR PLAN: BRADLEY FRENCH COUNTRY



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Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,339 Sq.Ft.
First Level:	2,052 Sq.Ft.
Second Level:	1,287 Sq.Ft.
Width:	52'-0"
Depth:	55'-8"

Options Shown:

- | | |
|---|--|
| 1 Covered Porch | 10 Laundry Luxury Layout |
| 2 Screened in Porch | 11 Bedroom-5 w/ Full Bath |
| 3 Sunroom (Adds 168 Sq.Ft.) | 12 Owners Bath Luxury Layout |
| 4 2'-0" Garage Extension (Adds 47 Sq.Ft.) | 13 Owners Suite Sitting Area |
| 5 Side Load Garage | 14 Bath-2 Jack-n-Jill (Adds 40 Sq.Ft.) |
| 6 Sidewall Fireplace | 15 Bath-3 Double Vanity |
| 7 Greatroom Triple Window | 16 Cabinets at Backside of Island |
| 8 Greatroom Coffered Ceiling | 17 Butlers Pantry |
| 9 Drop Zone Built-in | 18 Twin Window |
| | 19 French Doors |

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1/27/2022 12:54:49 PM

FLOOR PLAN: ELLINGTON CLASSIC



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Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,396 Sq.Ft.
First Level:	2,060 Sq.Ft.
Second Level:	1,336 Sq.Ft.
Width:	52'-0"
Depth:	55'-8"

Options Shown:

- | | |
|---|-----------------------------------|
| 1 Covered Porch | 10 Laundry Luxury Layout |
| 2 Screened in Porch | 11 Bedroom-5 w/ Full Bath |
| 3 Sunroom (Adds 168 Sq.Ft.) | 12 Owners Bath Luxury Layout |
| 4 2'-0" Garage Extension (Adds 47 Sq.Ft.) | 13 Owners Suite Sitting Area |
| 5 Side Load Garage | 14 Bath-2 Jack-n-Jill |
| 6 Sidewall Fireplace | 15 Bath-3 Double Vanity |
| 7 Greatroom Triple Window | 16 Cabinets at Backside of Island |
| 8 Greatroom Coffered Ceiling | 17 Butlers Pantry |
| 9 Drop Zone Built-in | 18 Twin Window |
| | 19 French Doors |

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FLOOR PLAN: ELLINGTON FRENCH COUNTRY II



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