

## 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
- Broom finish concrete at entry stoops and front porches
- Low-maintenance, single hung, vinyl tilt windows with LOW E insulated glass and screens (grids per plan)
- Fiberglass entry doors
- Steel patio door (per plan)
- Steel, non-insulated, garage door and remote-control openers
- Broom finish concrete driveways, walkways, and grill patio
- Rear screened in porch with broom finish 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 allowance
- Decorative metal post mailboxes (in St. James Plantation only)
- Sheetrocked and painted garage
- Accessible storage areas (per plan)

### Impressive Interior Features

- Vaulted and tray ceilings (per plan)
- Smooth finish ceilings
- Squared corners throughout
- Designer Sherwin-Williams 1 color paint palette throughout
- Two-piece traditional style crown moulding at foyer, hall, and dining (per plan)
- Two-piece traditional style chair rail in foyer and dining (per plan)
- 36" ventless gas fireplace with logs and slate surround in great room
- Wood mantle above fireplace with AV box and conduit
- Smooth finish interior doors, choice of 4 decorative door styles
- Satin nickel or bronze door hardware and hinges
- Custom vented wire shelving organizer in all closets and pantry
- Designer Progress Lighting package throughout
- Progress Lighting ceiling fans in great room, owner's suite, and screened porch
- RG6 cable outlets in each bedroom, great room, study, and bonus room; phone outlet in kitchen (per plan)
- Switched electrical floor outlet in great room
- Programmable digital thermostats
- High efficiency heat pumps
- 50-gallon electric water heater



# ST. JAMES PLANTATION

## Delightful Designer Kitchens

- 42" Maple flat panel stained wall cabinets with crown moulding
- GE Stainless Steel appliance package (electric smooth-top range, microwave above range, and dishwasher)
- Granite countertops
- Full 3" x6" subway tile backsplash
- Undermount stainless steel basin sink
- Moen stainless single lever pull-out spray faucet
- Garbage disposal
- Recessed ice maker connection

## Blissful Bath Amenities

### Owner's Bath

- 34" Maple flat panel stained cabinets
- Granite vanity tops with two undermount oval porcelain sinks and 4" granite backsplash
- Wood trimmed, beveled edge 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
- Freestanding white tub (per plan)
- Raised height elongated toilet

### Secondary Baths:

- 34" Maple flat panel stained cabinets
- Granite vanity tops with undermount oval porcelain sink and 4" granite backsplash
- Wood trimmed, beveled edge full width vanity mirrors in main level baths

- Moen polished chrome bath fixtures and water-saving faucets
- Fiberglass tub/shower combination (per plan)
- Raised height elongated toilet

## Flawless 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, study, and bonus room
- Tile in all full 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.

 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.