



*the community*

# ST. JAMES PLANTATION



*presented by*

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YOU'RE IN GREAT HANDS





# about ISENHOUR 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

- 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
- Vinyl 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 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

## 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, dishwasher, and refrigerator)
- 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 (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)

## 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-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.



# ST. JAMES PLANTATION

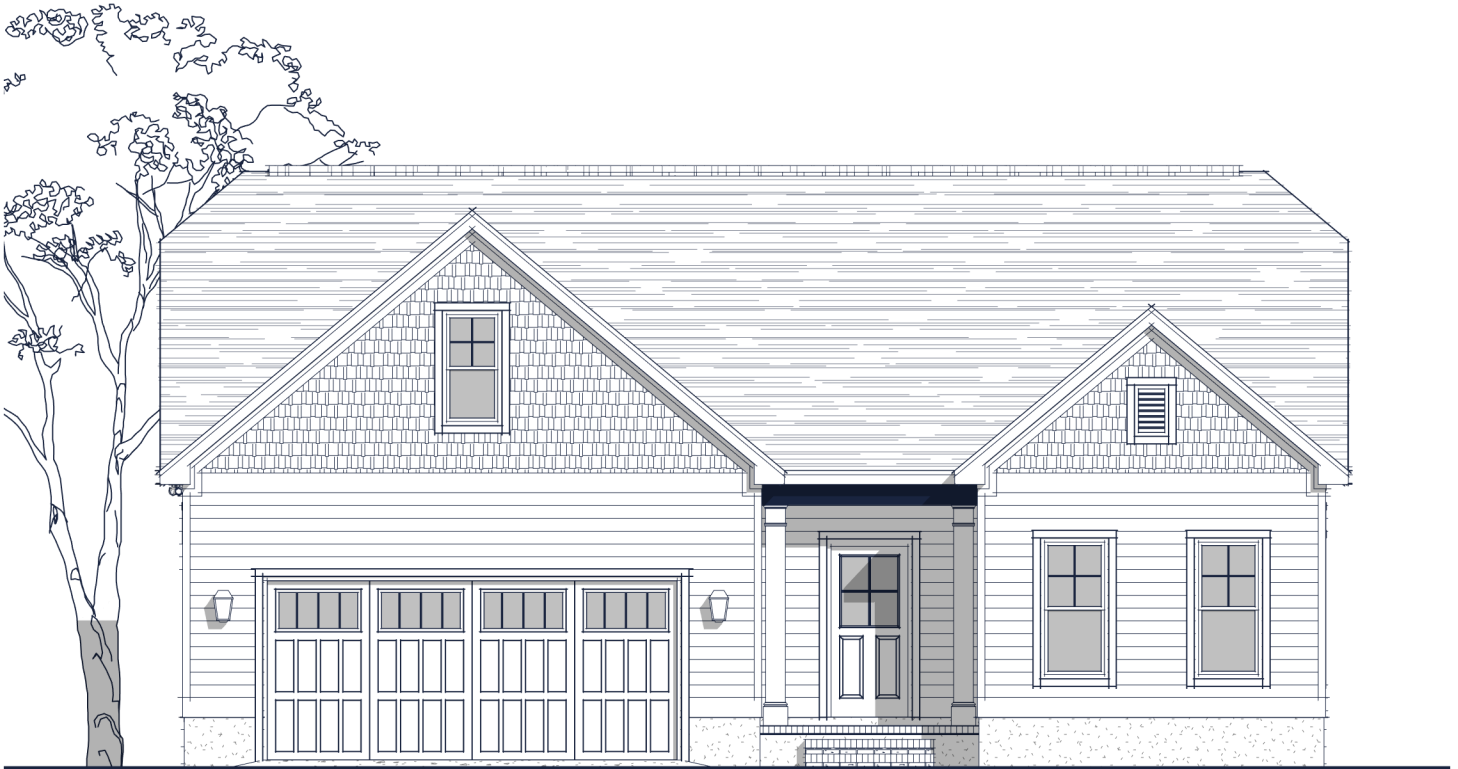
## Patio Homes

| PLAN                   | BEDROOMS | BATHS | SQ. FOOTAGE | PRICE       |
|------------------------|----------|-------|-------------|-------------|
| Barrington Coastal     | 3        | 2     | 2177        | \$ 349,868* |
| Emerson                | 3        | 3     | 2185        | \$ 365,119* |
| Muirfield Transitional | 3        | 2-3   | 2442        | \$ 391,750* |
| Berkshire A            | 3        | 3     | 2738        | \$ 454,508* |
| Oxford Coastal         | 3        | 2     | 2794        | \$ 479,958* |
| Berkshire Coastal      | 3        | 2-3   | 2837        | \$ 473,779* |

**\* Pricing does not include lot cost.**

**St. James Plantation lot owners, ask our sales representative about our complimentary lot evaluation by our knowledgeable construction team.**

 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:

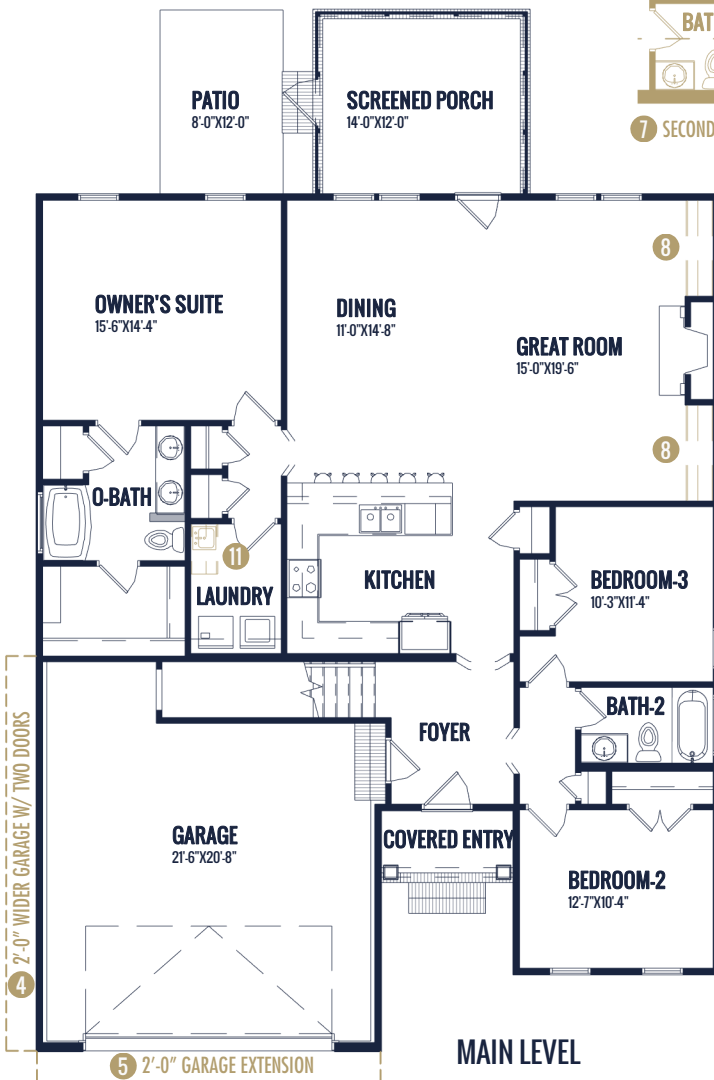
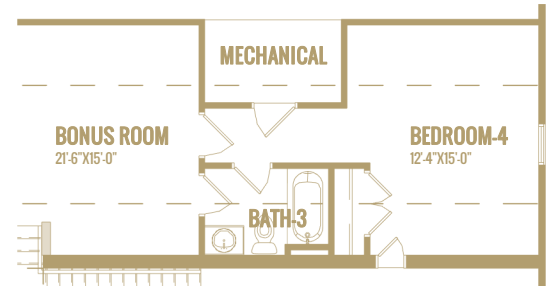
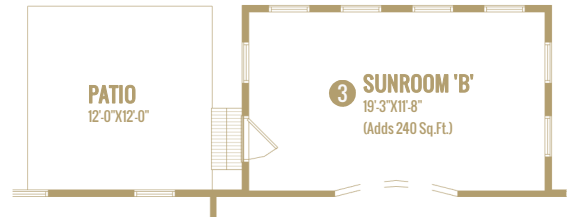
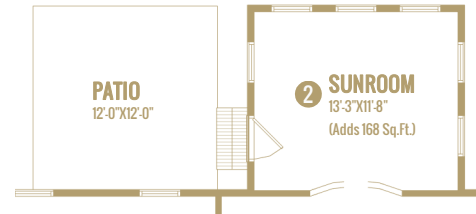
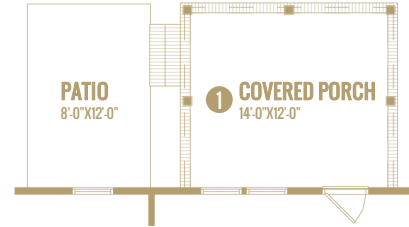
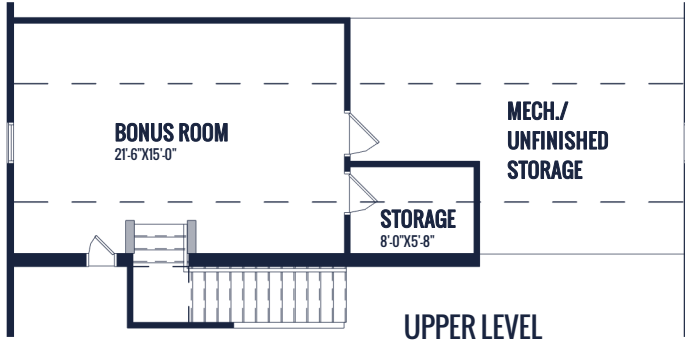
|                 |              |
|-----------------|--------------|
| Bedrooms:       | 3            |
| Bathrooms:      | 2            |
| Square Footage: | 2,177 Sq.Ft. |
| First Level:    | 1,705 Sq.Ft. |
| Second Level:   | 472 Sq.Ft.   |
| Width:          | 44'-4"       |
| Depth:          | 67'-8"       |

## Options Shown:

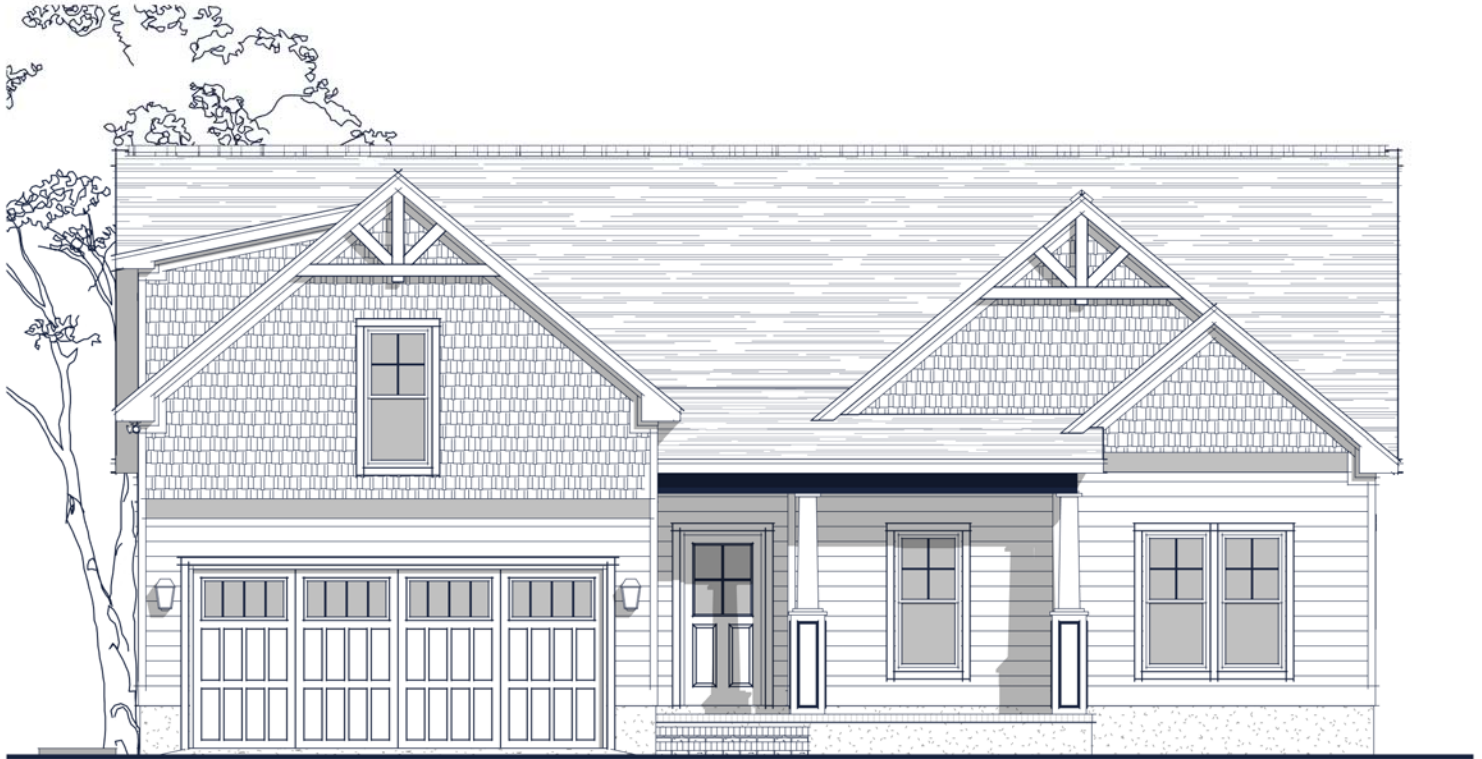
- |   |                             |
|---|-----------------------------|
| ① Covered Porch                                 | ⑦ Second Floor Bath         |
| ② Sunroom (Adds 168 Sq.Ft.)                     | ⑧ Greatroom Built-ins       |
| ③ Sunroom 'B' (Adds 240 Sq. Ft.)                | ⑨ Owners Bath Shower Layout |
| ④ 2'-0" Wider Garage w/ Two Doors               | ⑩ Owners Bath Luxury Layout |
| ⑤ 2'-0" Garage Extension                        | ⑪ Laundry Cabinet w/ Sink   |
| ⑥ Second Floor Layout 'B'<br>(Adds 251 Sq. Ft.) |                             |

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# FLOOR PLAN: BARRINGTON COASTAL



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## Specs:

|                 |              |
|-----------------|--------------|
| Bedrooms:       | 3            |
| Bathrooms:      | 3            |
| Square Footage: | 2,185 Sq.Ft. |
| First Level:    | 1,798 Sq.Ft. |
| Second Level:   | 387 Sq.Ft.   |
| Width:          | 48'-0"       |
| Depth:          | 56'-8"       |

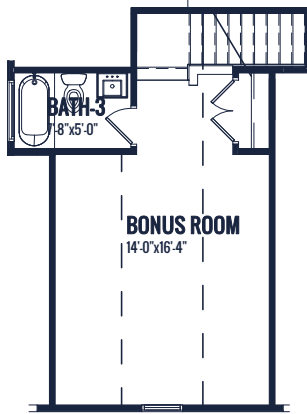
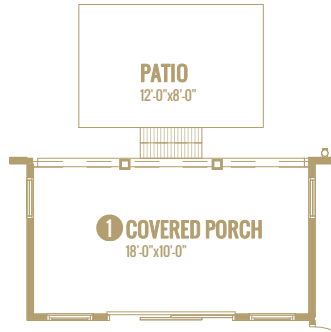
## Options Shown:

- |                                   |                            |
|-----------------------------------|----------------------------|
| 1 Covered Porch                   | 5 Built-ins                |
| 2 Sunroom (Adds 183 Sq.Ft.)       | 6 Bedroom-3                |
| 3 3'-0" Wider Garage w/ Two Doors | 7 Coffered Ceiling         |
| 4 2'-0" Garage Extension          | 8 Laundry Sink w/ Cabinets |

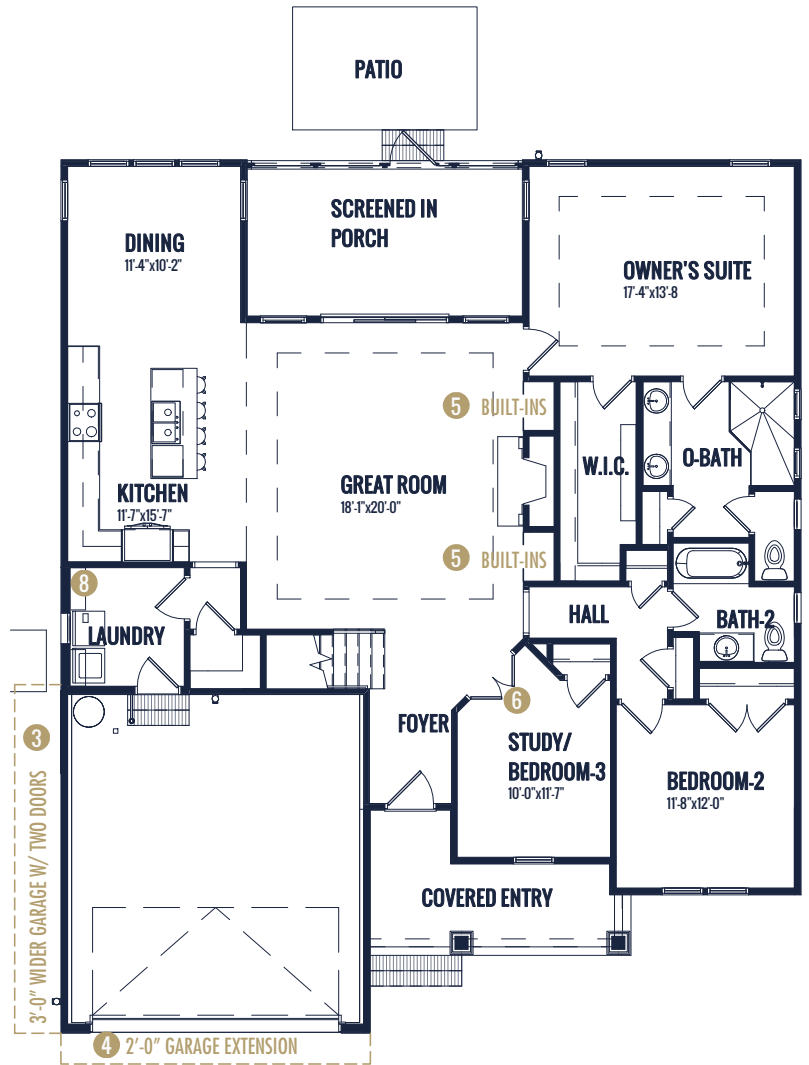
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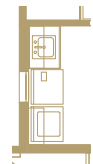
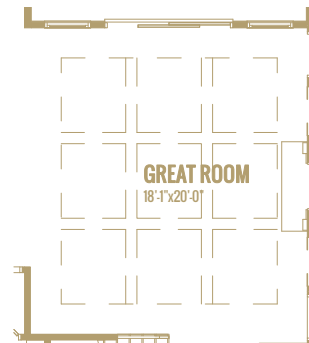
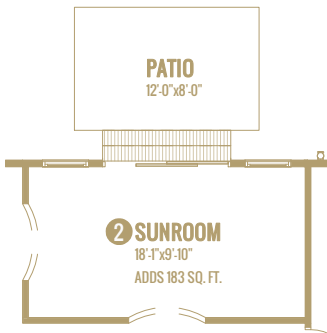
# FLOOR PLAN: EMERSON



UPPER LEVEL



MAIN LEVEL



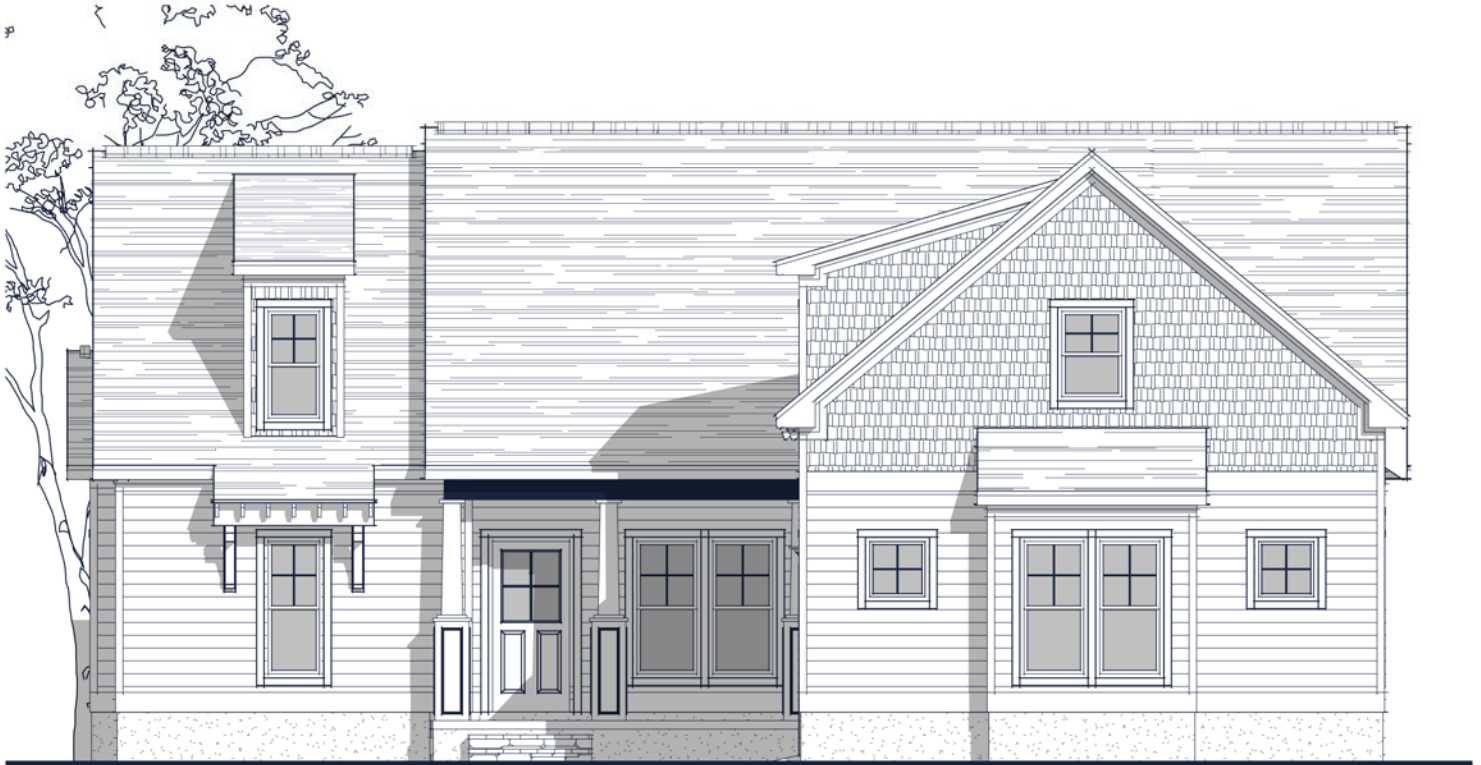
5 BUILT-INS

6 BEDROOM-3

7 COFFERED CEILING

8 LAUNDRY SINK W/ CABINETS

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## Specs:

|                 |              |
|-----------------|--------------|
| Bedrooms:       | 3            |
| Bathrooms:      | 2-3          |
| Square Footage: | 2,442 Sq.Ft. |
| First Level:    | 2,016 Sq.Ft. |
| Second Level:   | 426 Sq.Ft.   |
| Width:          | 50'-3"       |
| Depth:          | 78'-9"       |

## Options Shown:

- 1 Covered Porch
- 2 Extended Screened in Porch
- 3 Great Room Coffered Ceiling
- 4 Built-ins in Great Room
- 5 Laundry Cabinet and (or) Sink

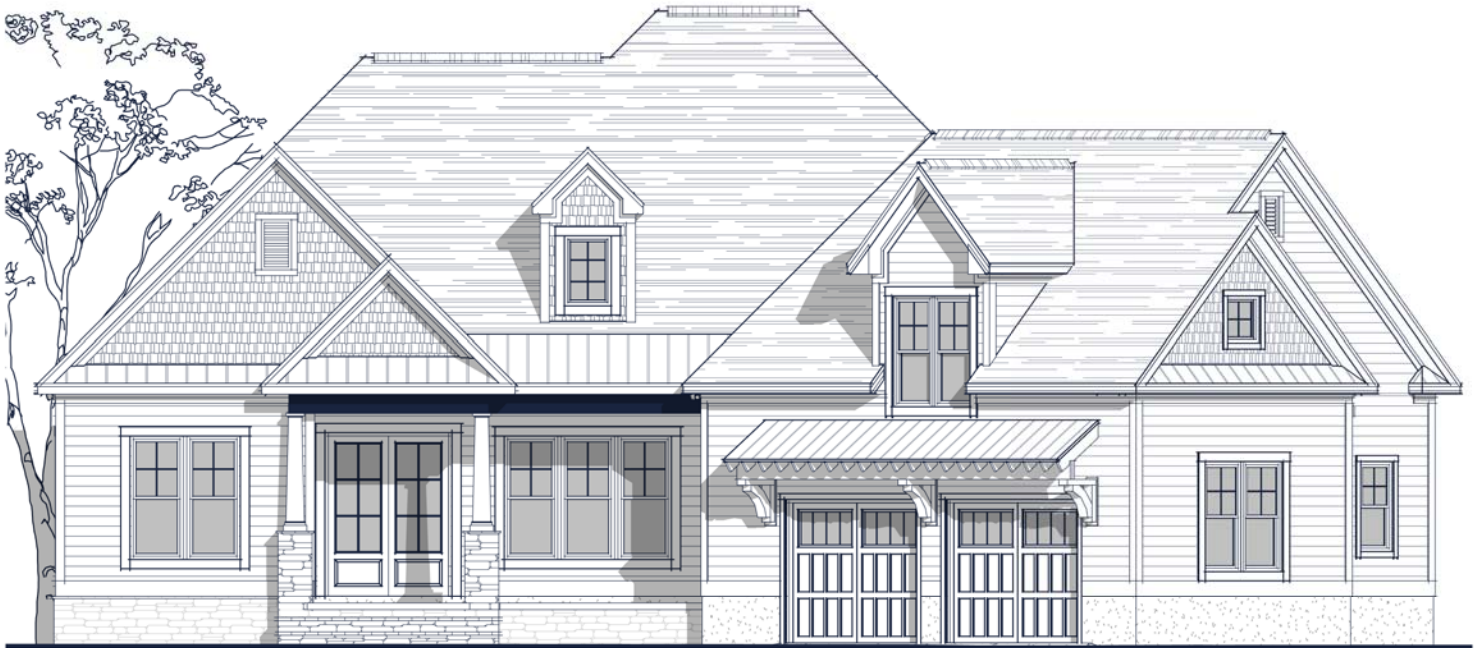
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# FLOOR PLAN: MUIRFIELD TRANSITIONAL



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# FLOOR PLAN: BERKSHIRE "A"



## Specs:

|                 |              |
|-----------------|--------------|
| Bedrooms:       | 3            |
| Bathrooms:      | 3            |
| Square Footage: | 2,738 Sq.Ft. |
| First Level:    | 2,214 Sq.Ft. |
| Second Level:   | 524 Sq.Ft.   |
| Width           | 68'-6"       |
| Depth:          | 76'-6"       |

## Options Shown:

- ① Covered Porch
- ② Extended Screened in Porch
- ③ Built-In
- ④ Drop Zone Built-In
- ⑤ Laundry Sink w/ Cabinet
- ⑥ Coffered Ceiling at Dining
- ⑦ Vault Beams at Great Room

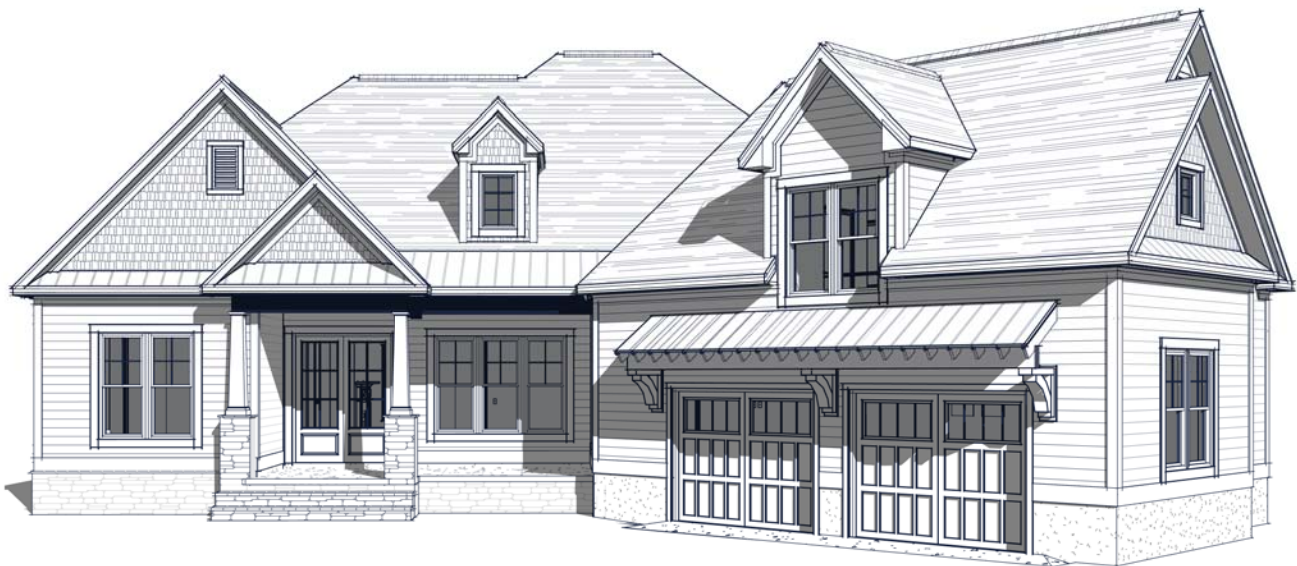
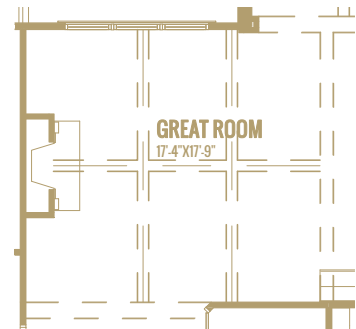
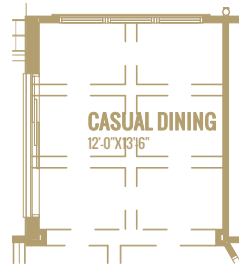
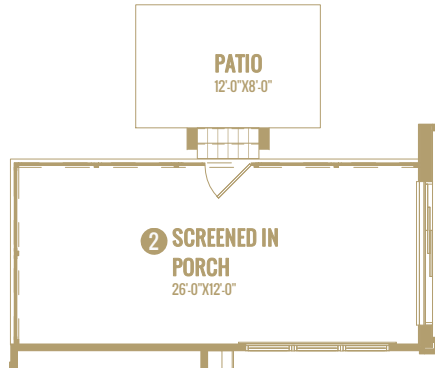
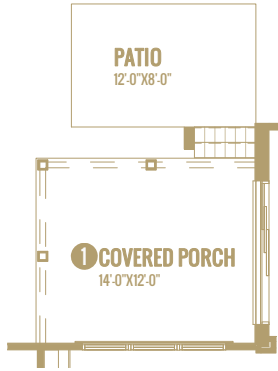
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# FLOOR PLAN: BERKSHIRE "A"

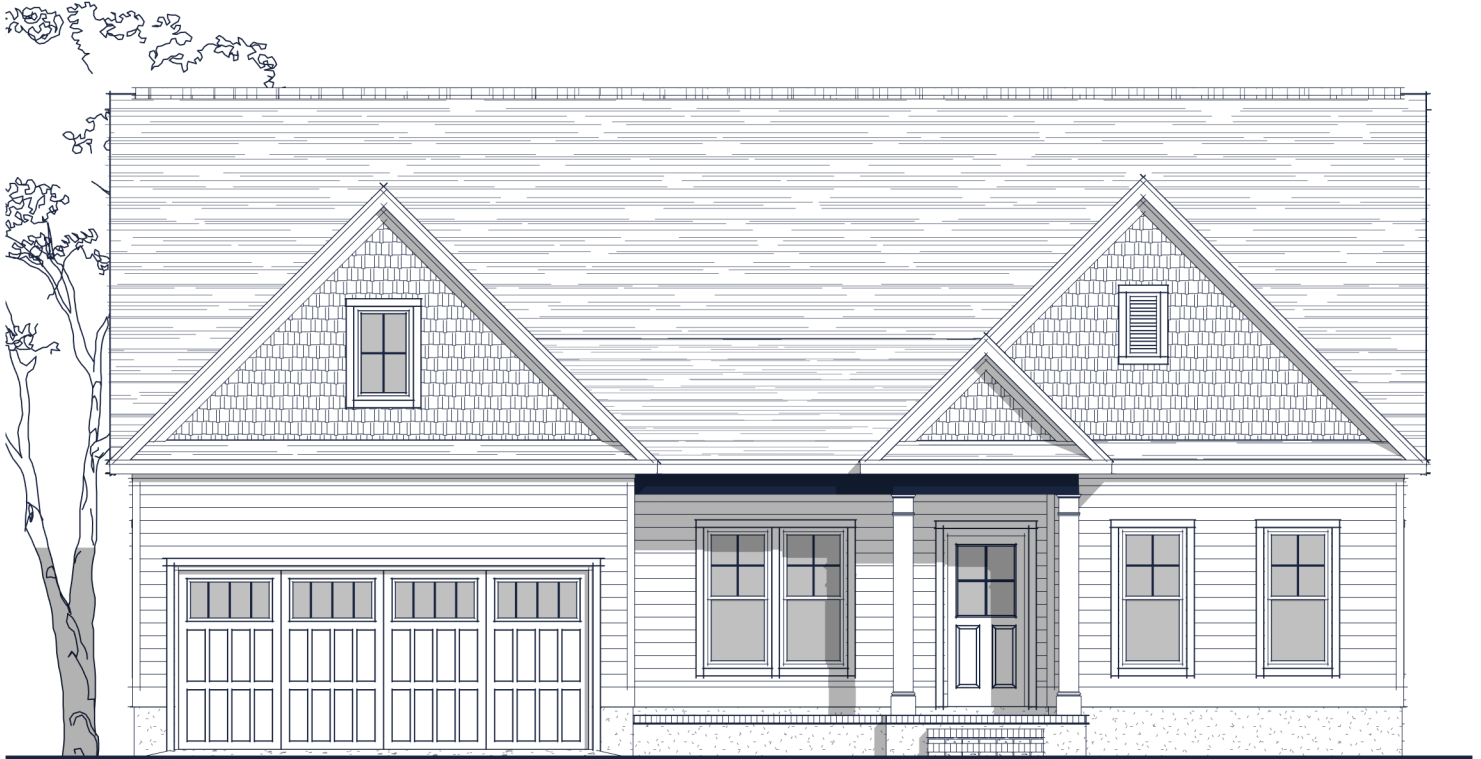


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# FLOOR PLAN: BERKSHIRE "A"



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## Specs:

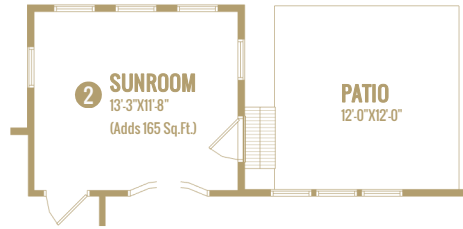
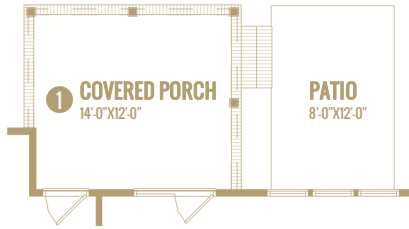
|                 |              |
|-----------------|--------------|
| Bedrooms:       | 3            |
| Bathrooms:      | 2            |
| Square Footage: | 2,794 Sq.Ft. |
| First Level:    | 2,314 Sq.Ft. |
| Second Level:   | 480 Sq.Ft.   |
| Width:          | 49'-4"       |
| Depth:          | 72'-4"       |

## Options Shown:

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| 1 Covered Porch                   | 7 Greatroom Angled Tray Ceiling |
| 2 Sunroom (Adds 165 Sq.Ft.)       | 8 Bath-2 Double Vanity          |
| 3 3'-0" Wider Garage w/ Two Doors | 9 Greatroom Built-ins           |
| 4 2'-0" Garage Extension          | 10 Drop Zone Built-in           |
| 5 Second Floor Bath               | 11 Study Glass French Doors     |
| 6 Owners Bath Layout 'B'          |                                 |

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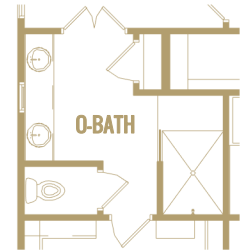
# FLOOR PLAN: OXFORD COASTAL



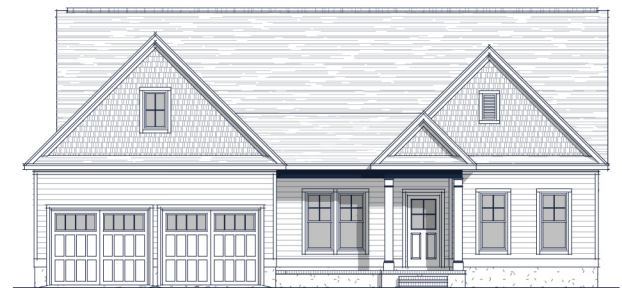
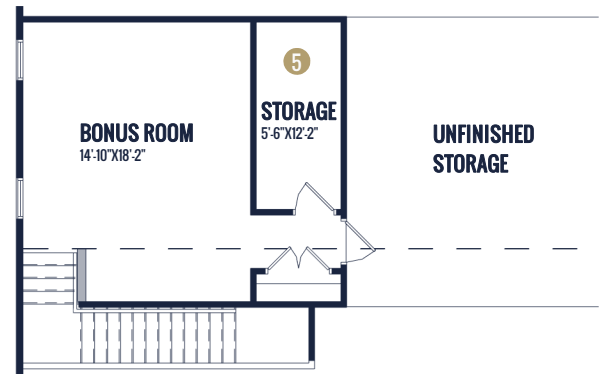
**7 GREATROOM ANGLED TRAY CEILING**



**5 SECOND FLOOR BATH**



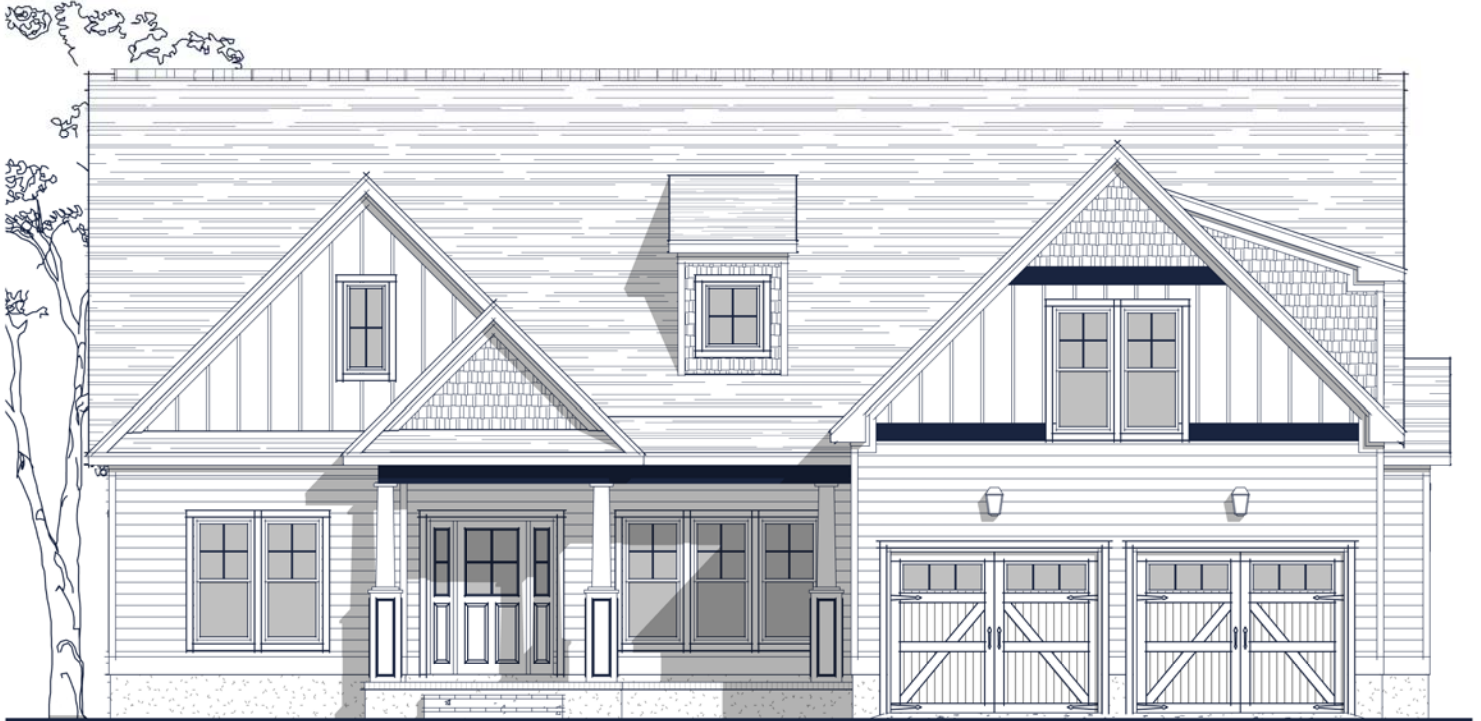
**6 OWNERS BATH LAYOUT 'B'**



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

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## Specs:

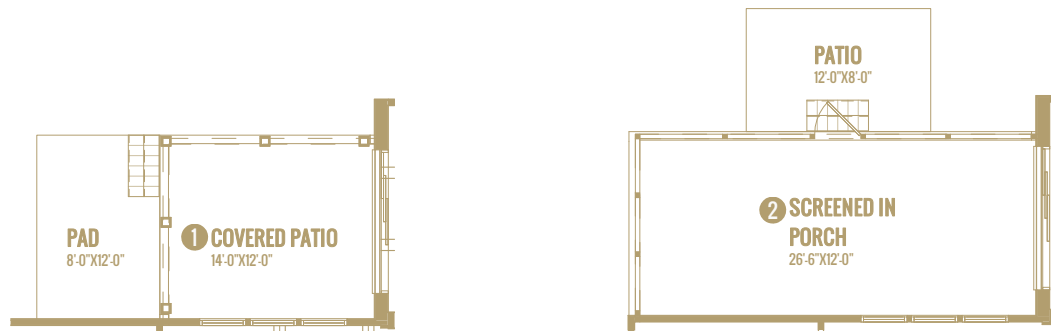
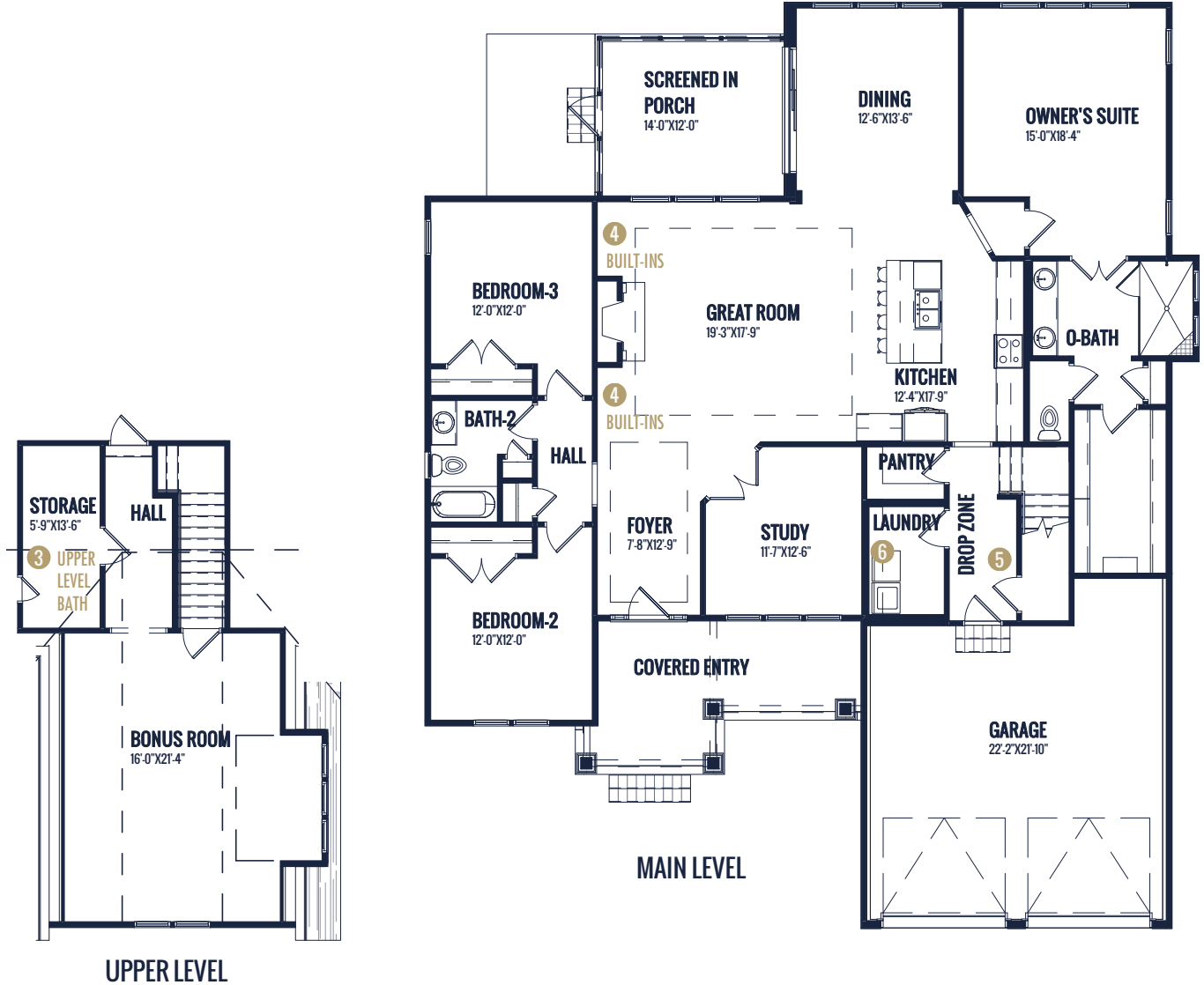
|                 |              |
|-----------------|--------------|
| Bedrooms:       | 3            |
| Bathrooms:      | 2-3          |
| Square Footage: | 2,837 Sq.Ft. |
| First Level:    | 2,224 Sq.Ft. |
| Second Level:   | 613 Sq.Ft.   |
| Width           | 57'-0"       |
| Depth:          | 68'-3"       |

## Options Shown:

- 1 Covered Porch
- 2 Screened in Porch Extended
- 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

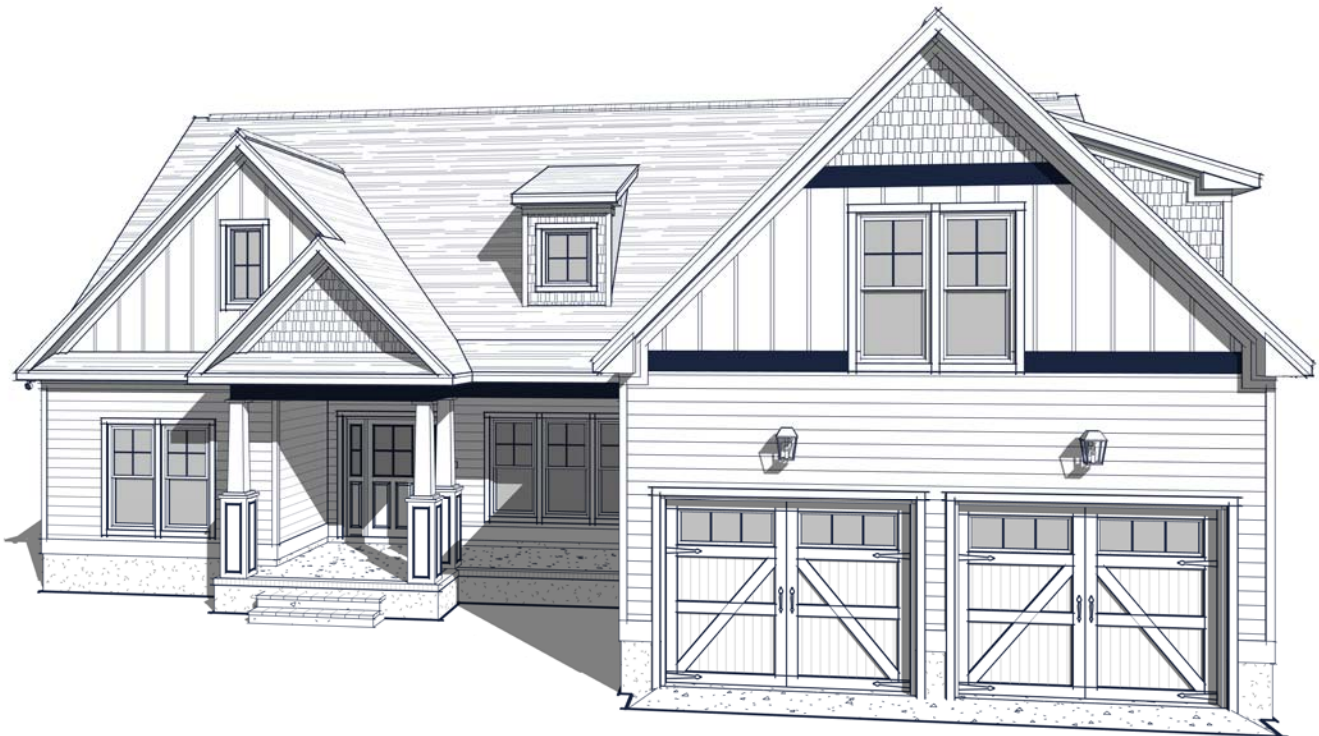
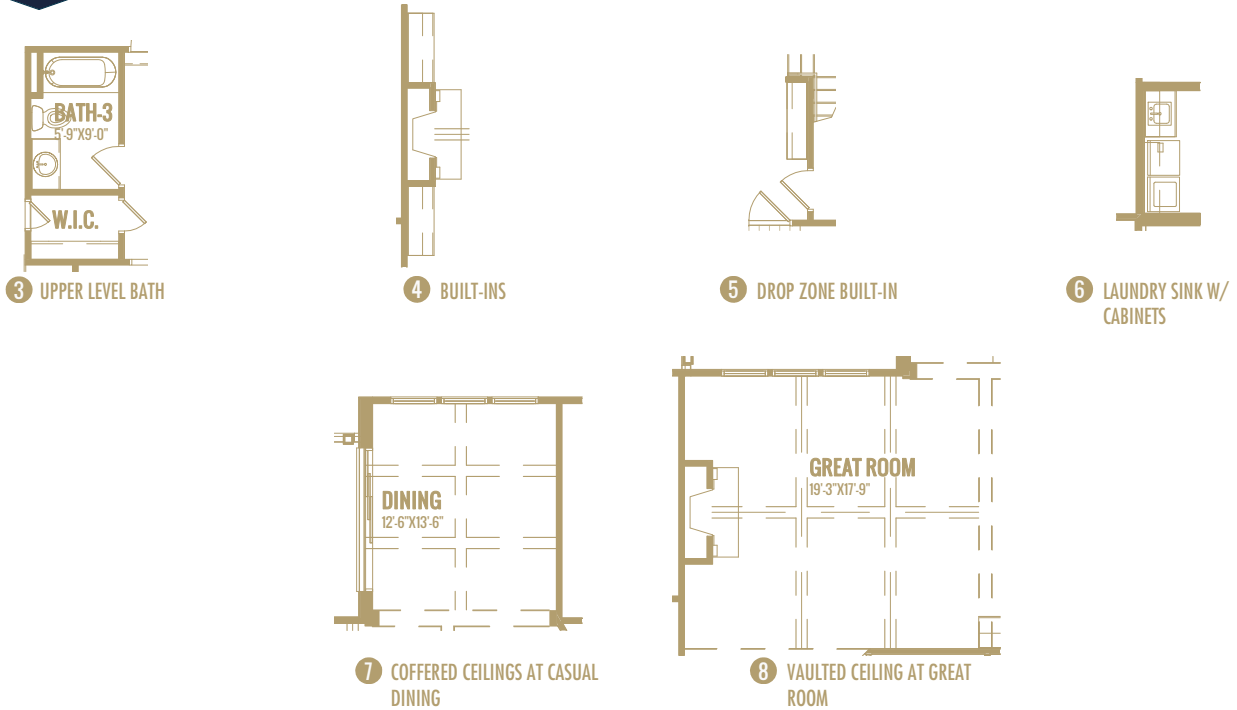
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# FLOOR PLAN: BERKSHIRE COASTAL



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# FLOOR PLAN: BERKSHIRE COASTAL



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2/26/2019 11:28:46 AM