



the community

TANGLEWOOD FOREST



presented by

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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 & vinyl construction; stone and cedar accents (per plan)
- 30-year architectural roof shingles
- Low-maintenance, single hung, vinyl tilt windows with insulating glass
- 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 area (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 with logs 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 brushed nickel or bronze ceiling fans in great room and owner's suite
- Ceiling fan pre-wire in secondary bedrooms and bonus room/loft (per plan)
- 4 Recess cans included in great room and owner's bedroom
- Electrical floor outlet in great room
- Digital thermostats
- Energy-saving gas heat
- 50-gallon gas water heater

Delightful Designer Kitchens

- 36" Painted or stained wall cabinets, choice of 2 styles, with crown moulding
- GE Stainless Steel appliance package (gas convection range with self-cleaning oven, microwave above range, hidden control dishwasher, and garbage disposal)
- Granite countertops with an undermount stainless sink and Moen sleek pulldown stainless faucet
- Full 3" x 6" subway tile backsplash
- Recessed ice maker connection

Blissful Bath Amenities

Owner's Bath

- 34" Painted or stained cabinets, choice of 2 styles
- Granite countertops with undermount rectangle or oval sinks
- Decorative pivot mirrors above vanities
- Moen Gibson chrome water-saving bath faucets
- Tiled shower with fiberglass shower pan base
- Water-saver elongated toilet

Secondary Baths

- 34" Painted or stained cabinets, choice of 2 styles
- Granite countertops with undermount rectangle or oval sinks
- Full width mirror above vanity
- Moen Gibson chrome water-saving bath faucets
- Fiberglass tub/shower combination
- Water-saver round front toilet

Flooring

- Palmetto Road 5" handscraped, 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/loft, and study (per plan)
- Tile in all 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-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.



TANGLEWOOD FOREST

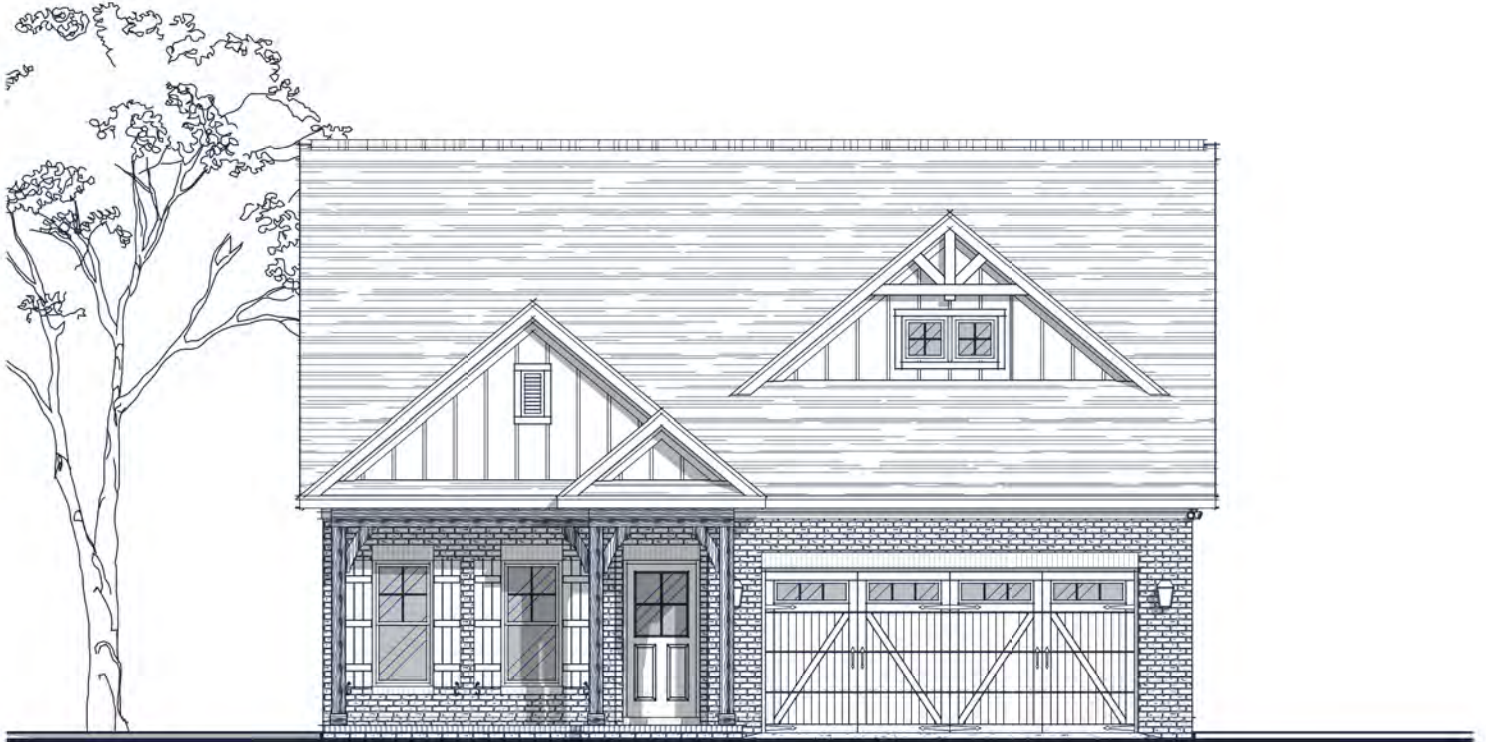
Single Family Homes

PLAN	STYLE	BEDROOMS	BATHS	SQ. FOOTAGE
Cara	Classic	2	2	1452
Elliot	French Country	3	2-3	1593
Barrington	French Country	3	2	2241
Penny	Traditional	3	2-3	2311
Ashland	French Country	3	3	2382

Structural Options

Covered Porch, Screened Porch, Sunroom, 2nd Floor, and 2nd Floor Bath (per plan)

Prices are based on concrete slab foundation.



Specs:

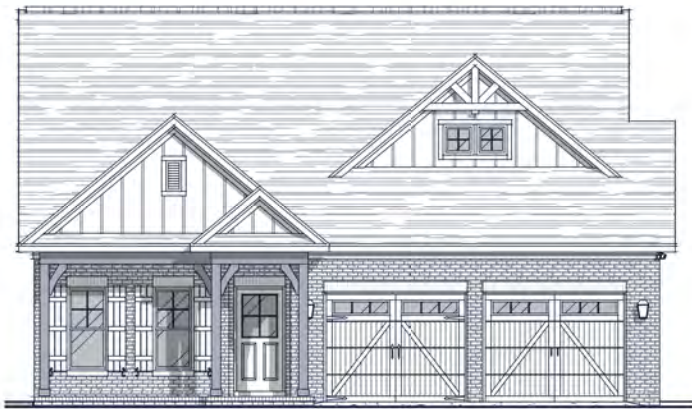
Bedrooms:	2
Bathrooms:	2
Square Footage:	1,452 Sq.Ft.
Width:	37' - 8"
Depth:	64' - 0"

Options Shown:

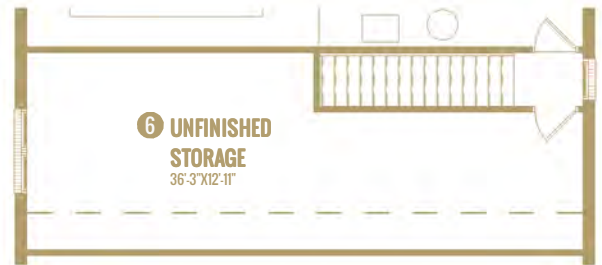
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|-----------------------------------|--------------------|
| 1 Covered Porch | 7 Bath-3 |
| 2 Screened in Porch | 8 Laundry Sink |
| 3 Sunroom (Adds 132 Sq.Ft.) | 9 Coffered Ceiling |
| 4 3'-0" Wider Garage w/ Two Doors | 10 Built-ins |
| 5 Bonus Room (Adds 509 Sq.Ft.) | 11 Triple Window |
| 6 Unfinished Storage | |

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FLOOR PLAN: CARA CLASSIC

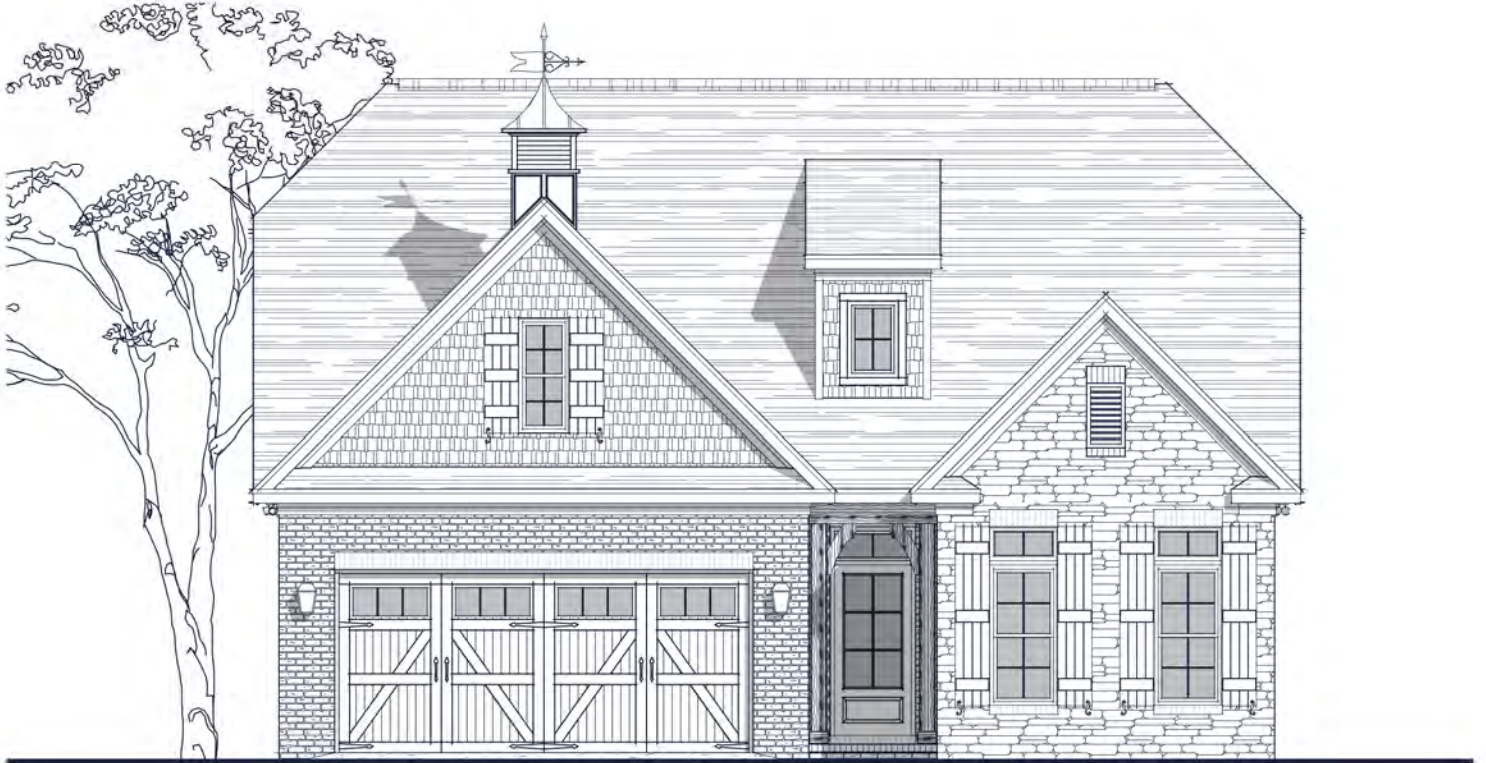


4 3'-0" WIDER GARAGE W/ TWO DOORS



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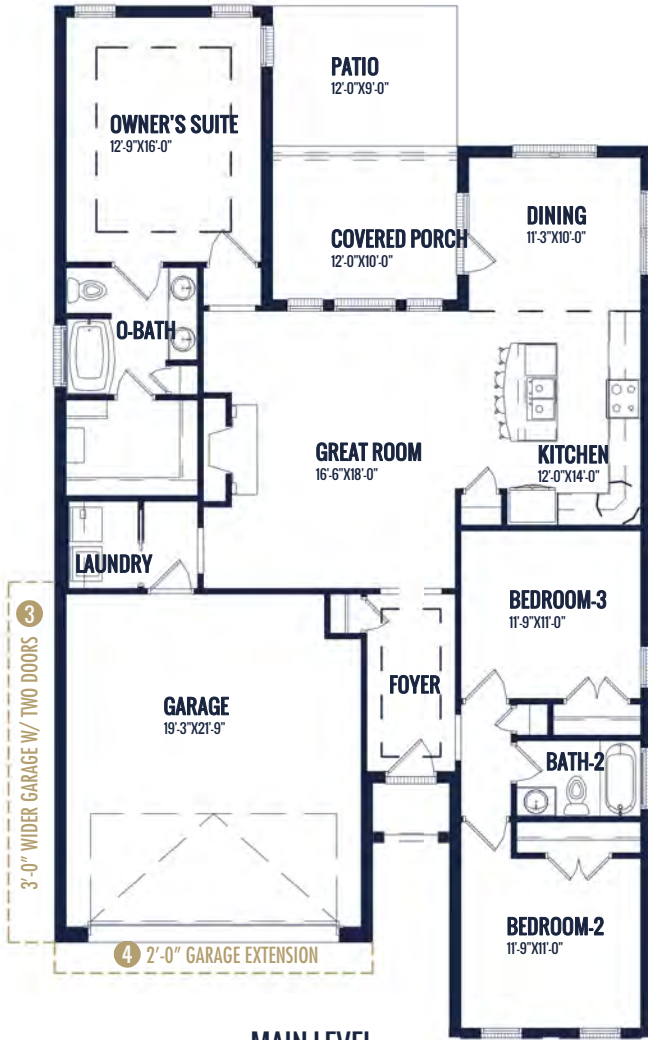
Bedrooms:	3
Bathrooms:	2-3
Square Footage:	1,593 Sq.Ft.
First Level:	1,593 Sq.Ft.
Width:	38'-10"
Depth:	66'-10"

Options Shown:

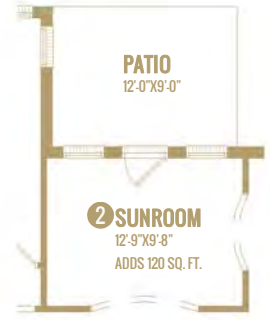
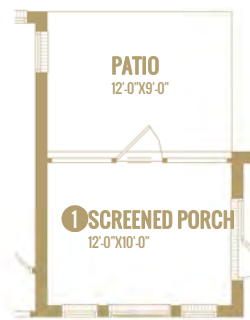
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|-----------------------------------|--------------------------------|
| 1 Screened in Porch | 7 Drop Zone Built-in |
| 2 Sunroom (Adds 120 Sq. Ft.) | 8 Owners Luxury Bath |
| 3 3'-0" Wider Garage w/ Two Doors | 9 Linen Cabinet at Owners Bath |
| 4 2'-0" Garage Extension | 10 Barn Door at Owners Bath |
| 5 Second Floor (Adds 390 Sq. Ft.) | |
| 6 Second Floor Bath | |

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FLOOR PLAN: ELLIOT FRENCH COUNTRY



MAIN LEVEL



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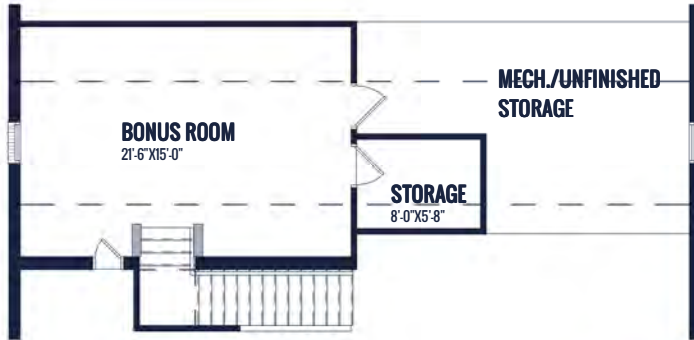
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,241 Sq.Ft.
First Level:	1,765 Sq.Ft.
Second Level:	476 Sq.Ft.
Width	45'-0"
Depth:	56'-4"

Options Shown:

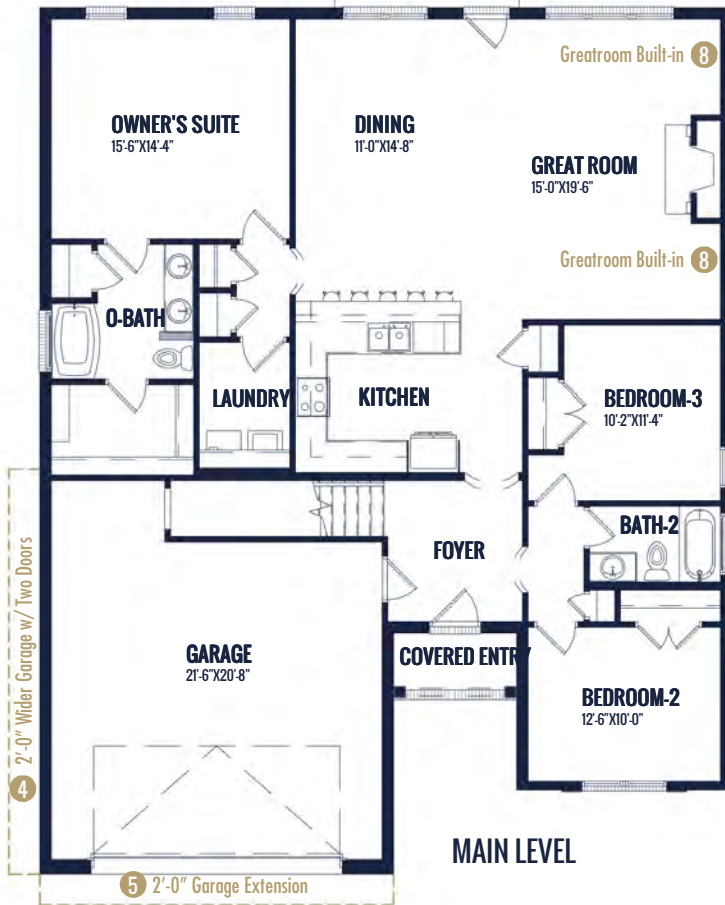
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|--|-----------------------------|
| ① Covered / Screened in Porch | ⑦ Second Floor Bath |
| ② Sunroom (Adds 168 Sq.Ft.) | ⑧ Greatroom Built-in |
| ③ Sunroom 'B' (Adds 240 Sq. Ft.) | ⑨ Laundry Cabinets w/ Sink |
| ④ 2'-0" Wider Garage w/ Two Doors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

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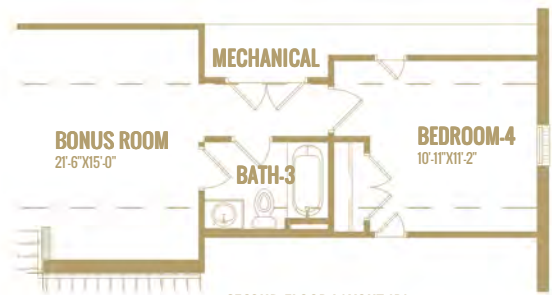
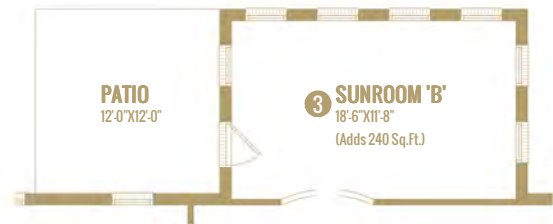
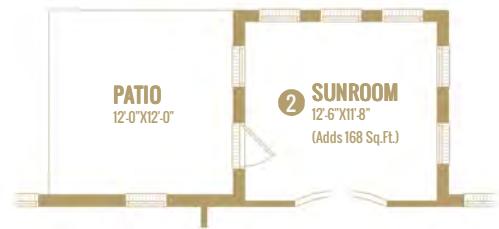
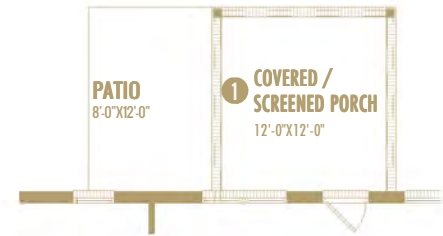
FLOOR PLAN: BARRINGTON FRENCH COUNTRY



UPPER LEVEL



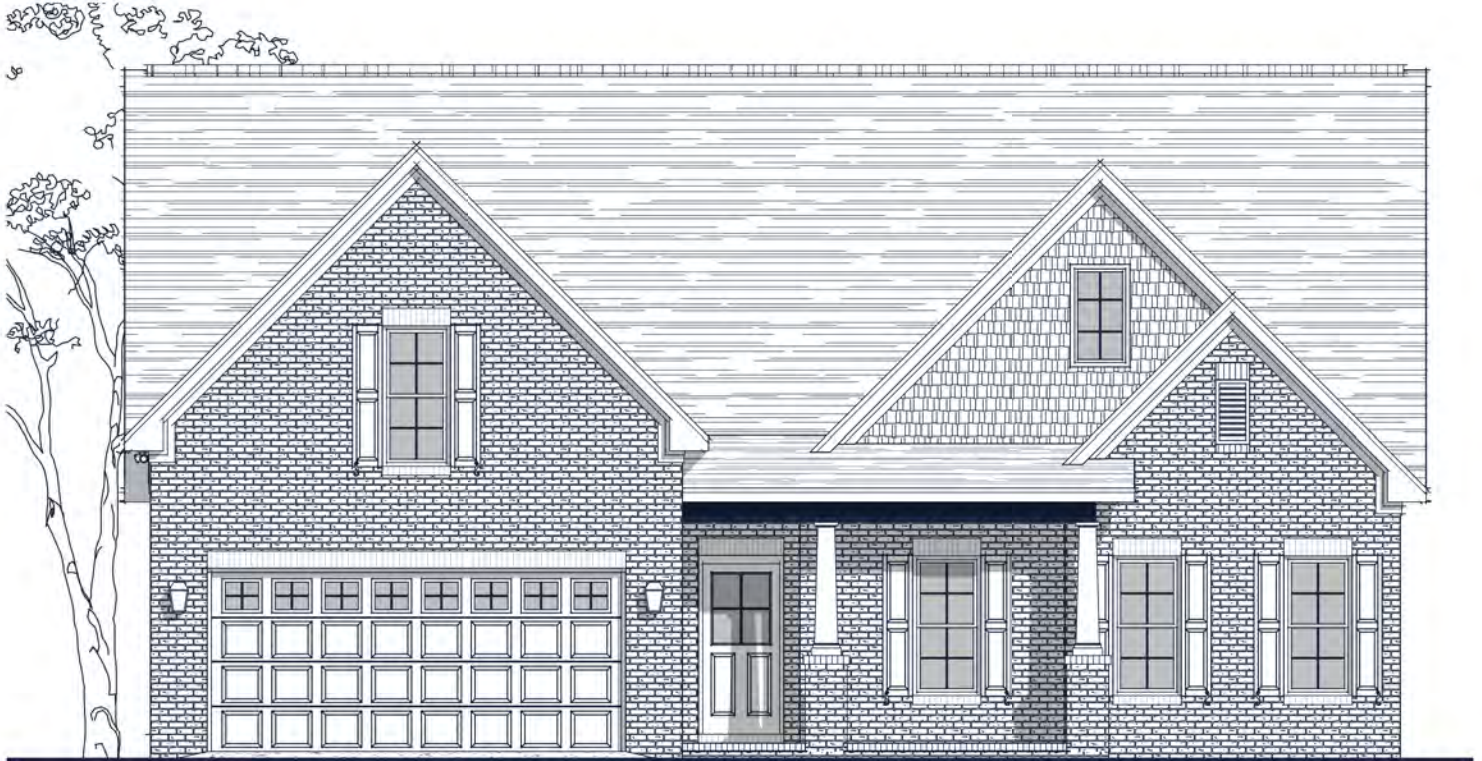
MAIN LEVEL



6 SECOND FLOOR LAYOUT 'B'
(Adds 252 Sq.Ft.)



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Specs:

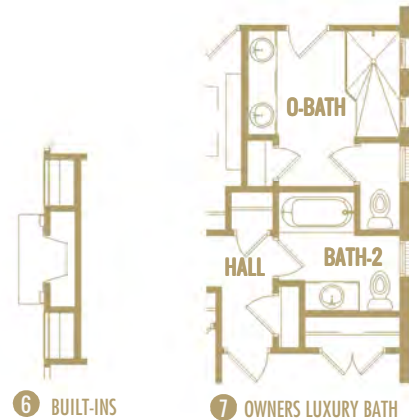
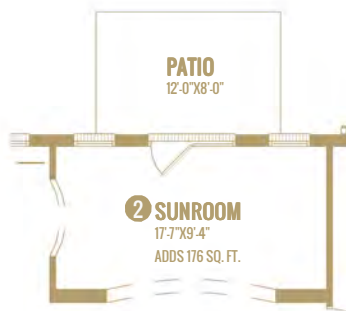
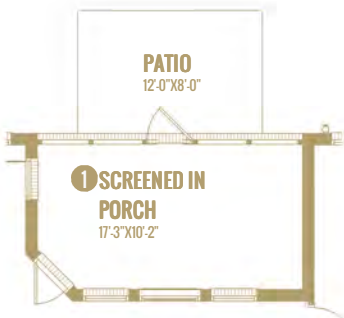
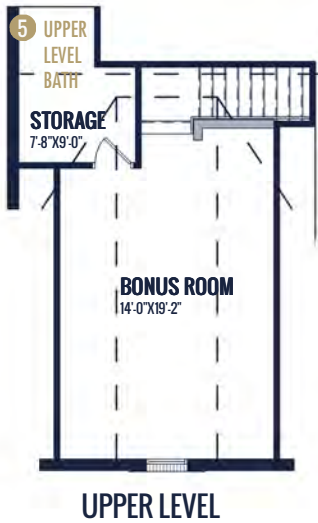
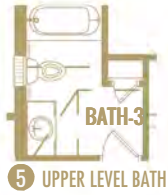
Bedrooms:	3
Bathrooms:	2-3
Square Footage:	2,311 Sq.Ft.
First Level:	1,870 Sq.Ft.
Second Level:	441 Sq.Ft.
Width	48'-9"
Depth:	57'-5"

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

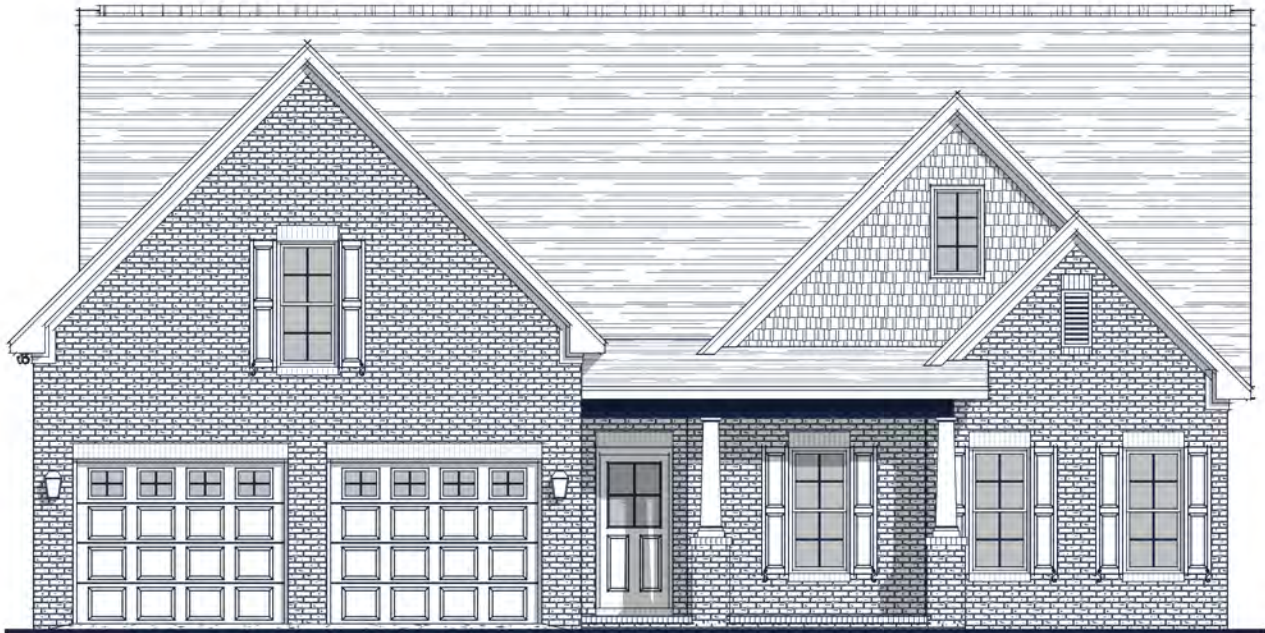
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FLOOR PLAN: PENNY TRADITIONAL



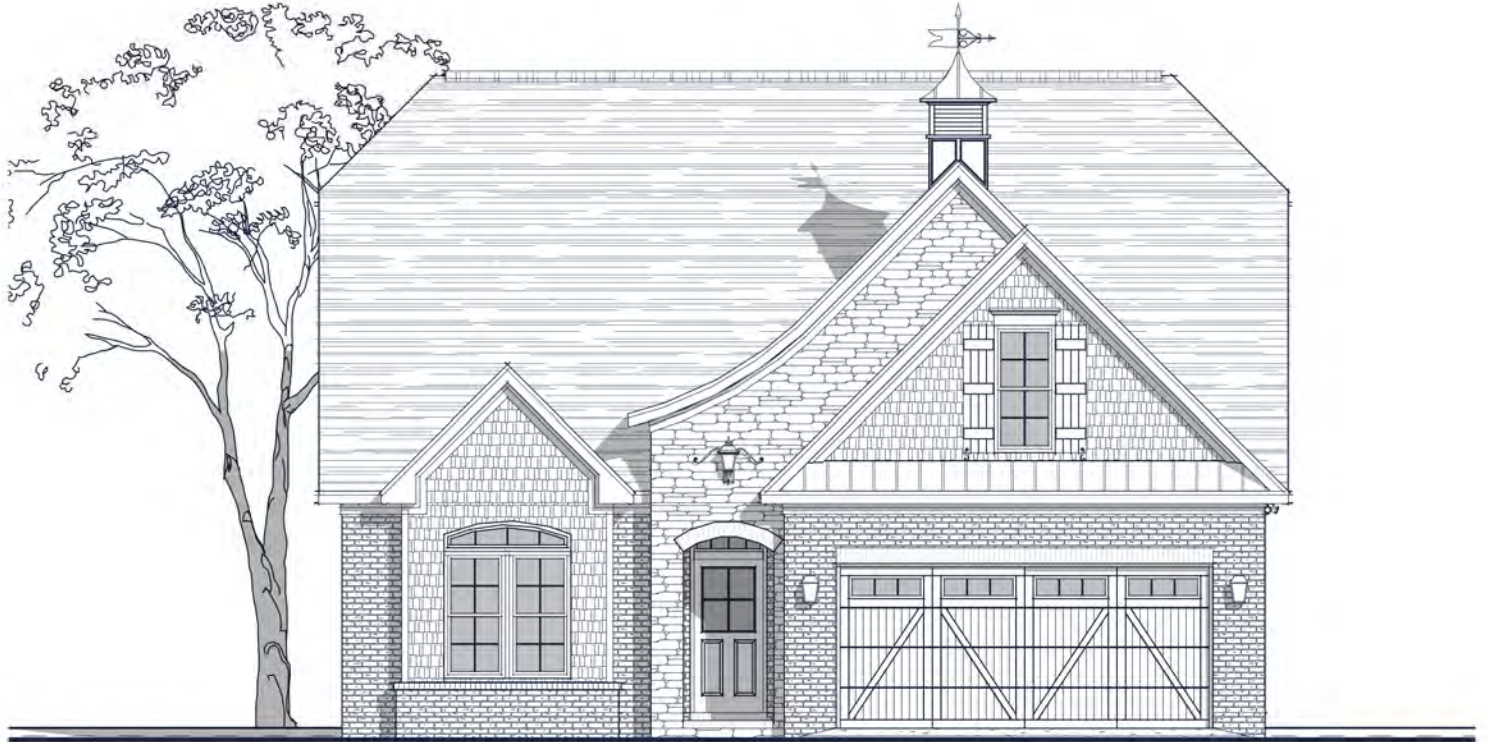
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FLOOR PLAN: PENNY TRADITIONAL



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

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Specs:

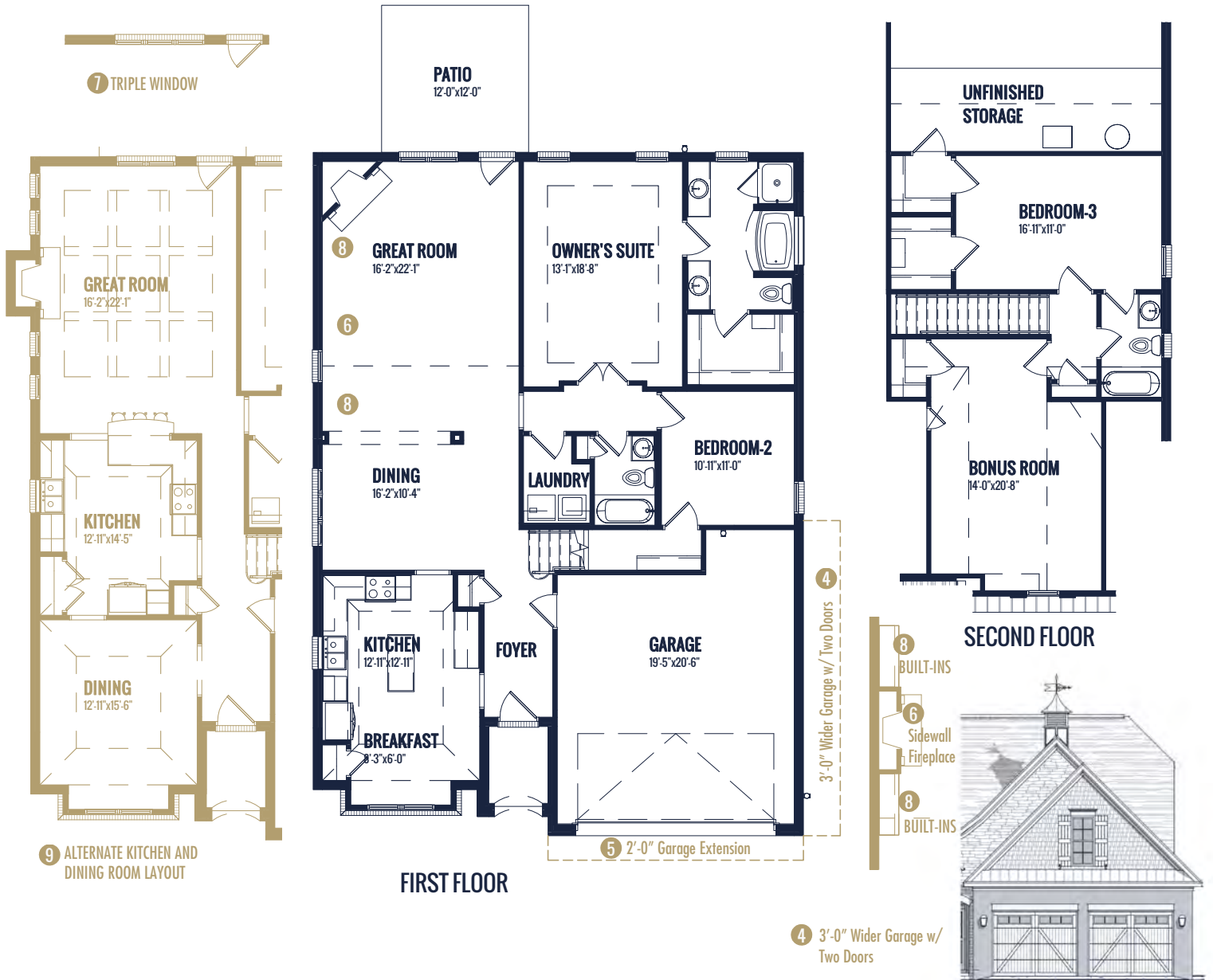
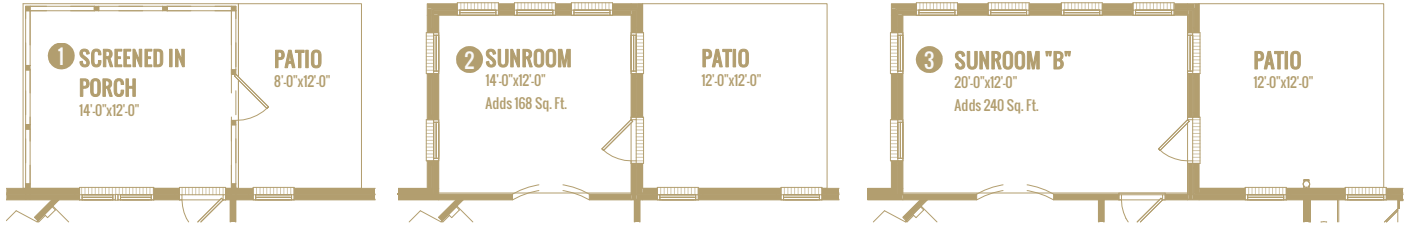
Bedrooms:	3
Bathrooms:	3
Square Footage:	2,382 Sq.Ft.
First Level:	1,685 Sq.Ft.
Second Level:	697 Sq.Ft.
Width	40'-0"
Depth:	55'-9"

Options Shown:

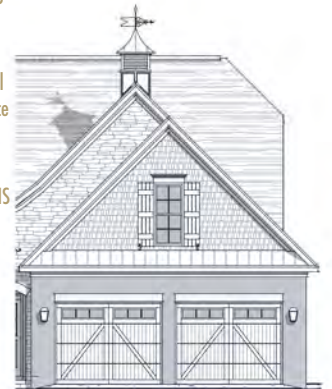
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|-----------------------------------|--|
| ① Covered / Screened in Porch | ⑥ Sidewall Fireplace |
| ② Sunroom (Adds 168 Sq.Ft.) | ⑦ Triple Window |
| ③ Sunroom "B" (Adds 240 Sq. Ft.) | ⑧ Built-ins |
| ④ 3'-0" Wider Garage w/ Two Doors | ⑨ Alternate Kitchen and Dining Room Layout |
| ⑤ 2'-0" Garage Extension | |

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FLOOR PLAN: ASHLAND FRENCH COUNTRY



FIRST FLOOR



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