

## Included Features for Single Family Homes

### Exceptional Exterior Features

- Vinyl construction; stone and brick accents (per plan)
- Raised 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
- Decorative metal post mailboxes
- 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
- Cable and phone outlets in each bedroom, great room, bonus room, and study (per plan)
- Progress Lighting ceiling fans in great room and owner's suite
- Electrical floor outlet in great room
- Digital thermostats
- Energy-saving gas heat
- 50-gallon gas water heater



# VIENNA ESTATES

## Delightful Designer Kitchens

- 36" Maple or Birch flat panel stained wall cabinets 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" x6" subway tile backsplash
- Recessed ice maker connection

## Blissful Bath Amenities

### Owner's Bath

- 34" Birch flat panel stained cabinets
- Cultured marble vanity tops with integral 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
- Vanity with 2 integral sinks

### Secondary Baths:

- 34" Birch flat panel stained cabinets
- Cultured marble vanity top
- Full width mirror above vanity
- Moen chrome water-saving bath faucets
- Fiberglass tub/shower combination
- Water-saver round front toilet
- Vanity with 1 sink

## Flawless Flooring


- Palmetto Road 5" handscraped, pre-finished hardwood 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 owner's bath and main level secondary bathroom
- Mannington vinyl flooring in upper level 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.

 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.