



the community

VIENNA ESTATES



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YOU'RE IN GREAT HANDS



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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 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.



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Single Family Homes

PLAN	STYLE	BEDROOMS	BATHS	SQ. FOOTAGE	PRICE
Armstrong	French Country	4	2.5	2086	\$ 269,900
Barrington	French Country	3	2	2182	\$ 294,900
Daphne	Transitional	4	2.5	2377	\$ 289,900
Fisher	French Country	4	2.5	2564	\$ 309,900

Structural Options

PLAN	COVERED PORCH	SCREENED PORCH	VINYL SUNROOM	EXTERIOR BRICK
Armstrong	\$ 9,550	\$ 12,980	\$ 16,900	\$ 13,800
Barrington	\$ 9,550	\$ 12,980	\$ 16,900	\$ 13,900
Daphne	\$ 9,550	\$ 12,980	\$ 16,900	\$ 14,900
Fisher	\$ 9,550	\$ 12,980	\$ 16,900	\$ 15,500

All plans – KDAT Pressure Treated Deck with Decorative Handrail \$ 4,900

 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:

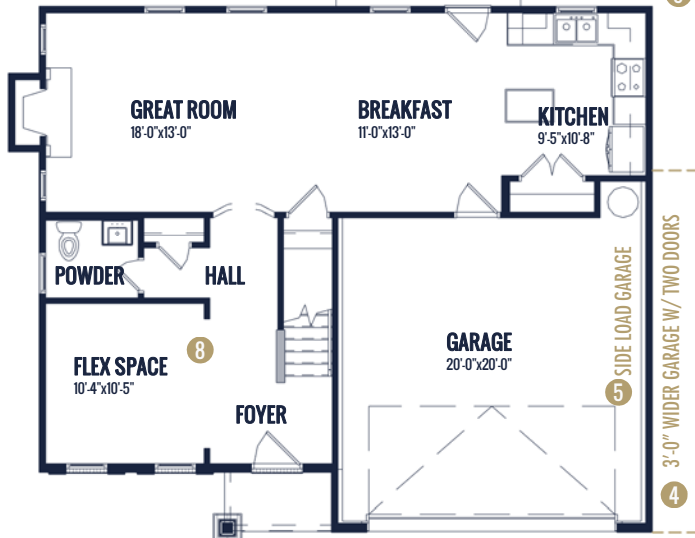
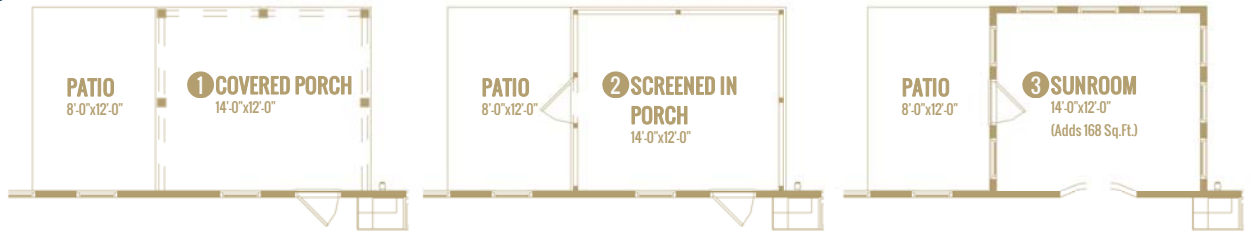
Bedrooms:	4
Bathrooms:	2.5
Square Footage:	2,086 Sq.Ft.
First Level:	863 Sq.Ft.
Second Level:	1,223 Sq.Ft.
Width:	41'-9"
Depth:	34'-1"

Options Shown:

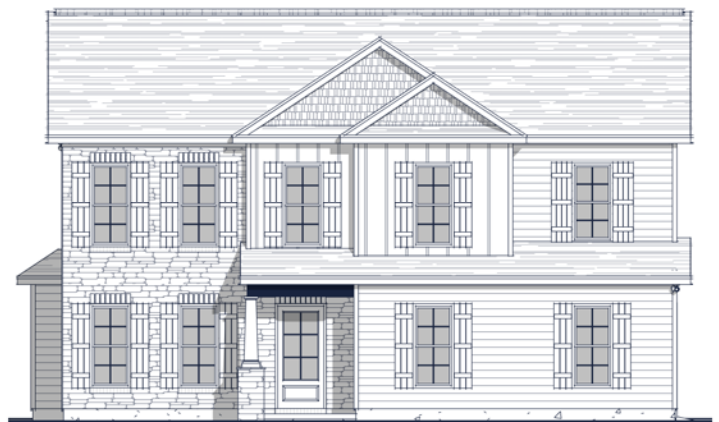
- | | |
|-----------------------------------|--------------------------|
| ① Covered Porch | ⑥ Vault at Loft |
| ② Screened in Porch | ⑦ Vault at Owner's Suite |
| ③ Sunroom (Adds 168 Sq.Ft.) | ⑧ Study |
| ④ 3'-0" Wider Garage w/ Two Doors | ⑨ Luxury bath |
| ⑤ Side Load Garage | |

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FLOOR PLAN: ARMSTRONG FRENCH COUNTRY

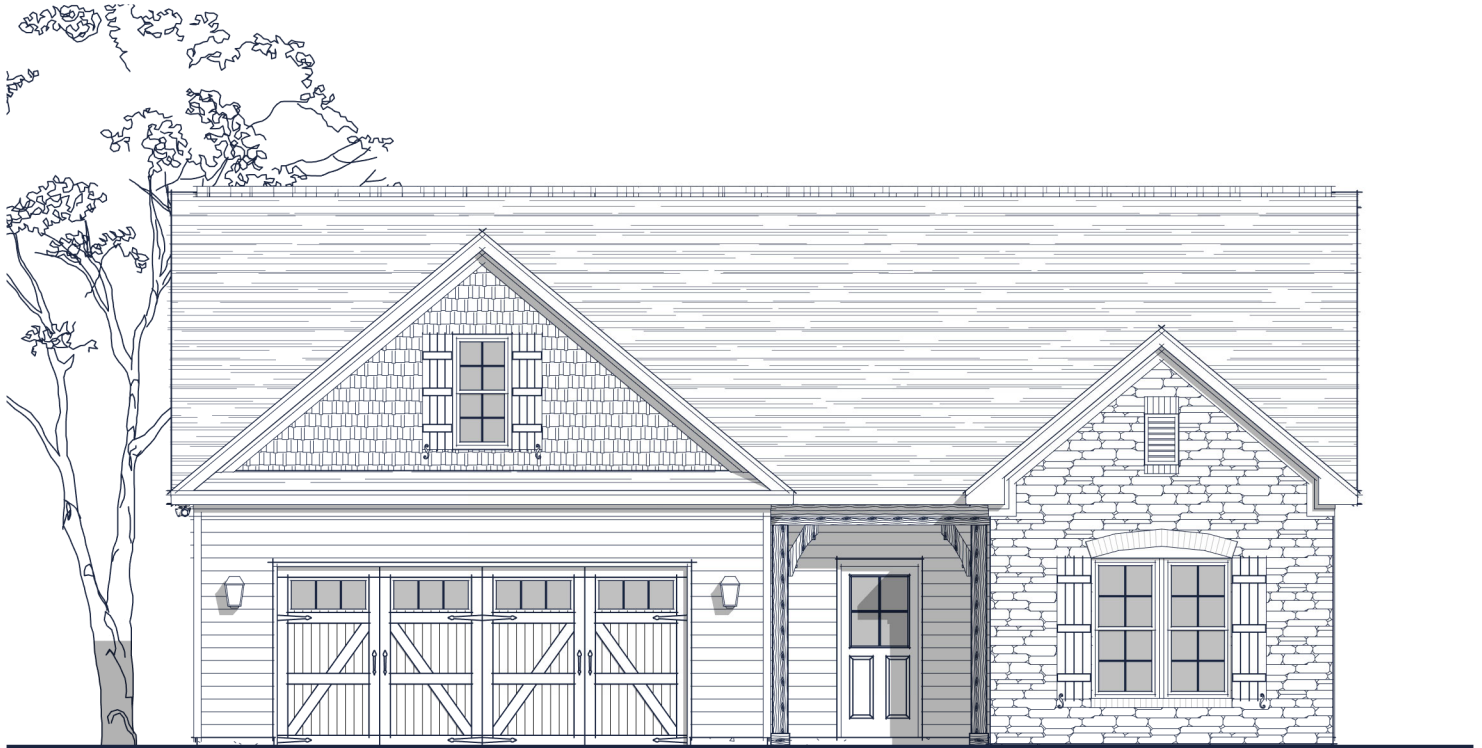


4 3'-0" WIDER GARAGE W/ TWO DOORS



5 SIDE LOAD GARAGE

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Specs:

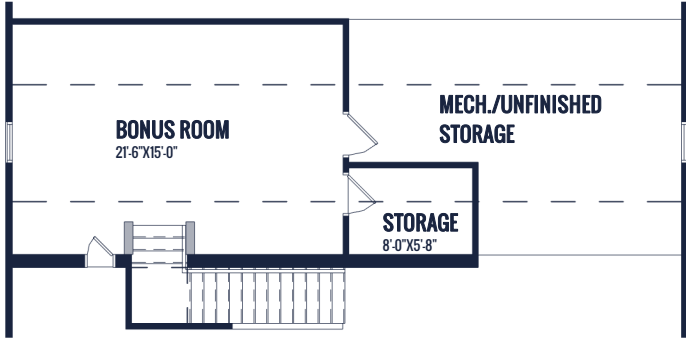
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,182 Sq.Ft.
First Level:	1,710 Sq.Ft.
Second Level:	472 Sq.Ft.
Width:	44'-3"
Depth:	55'-7"

Options Shown:

- | | |
|-----------------------------------|--|
| 1 Covered / Screened in Porch | 7 Second Floor Layout 'B' (Adds 249 Sq. Ft.) |
| 2 Sunroom (Adds 168 Sq.Ft.) | 8 Second Floor Bath |
| 3 Sunroom 'B' (Adds 240 Sq. Ft.) | 9 Greatroom Built-in |
| 4 2'-0" Wider Garage w/ Two Doors | 10 Owners Bath Shower Layout |
| 5 2'-0" Garage Extension | 11 Owners Bath Luxury Layout |
| 6 Side Load Garage | 12 Laundry Cabinets w/ Sink |

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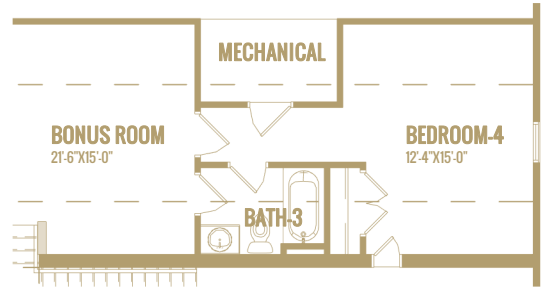
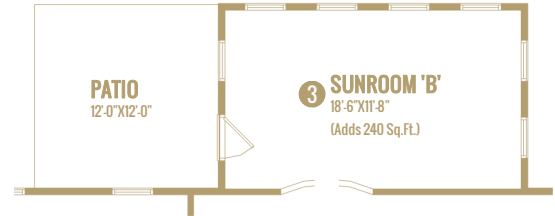
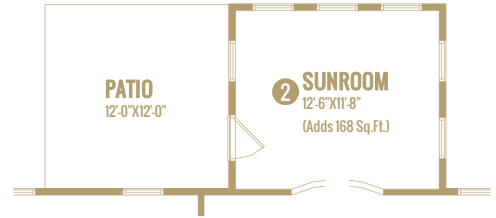
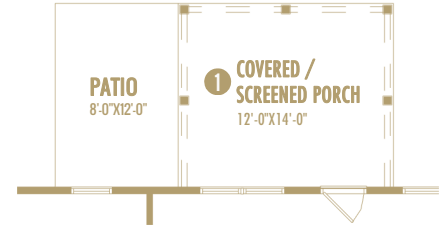
FLOOR PLAN: BARRINGTON FRENCH COUNTRY



UPPER LEVEL



8 SECOND FLOOR BATH



7 SECOND FLOOR LAYOUT 'B'
(Adds 249 Sq.Ft.)



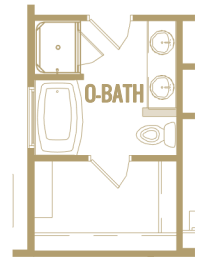
MAIN LEVEL



12 LAUNDRY CABINETS W/ SINK

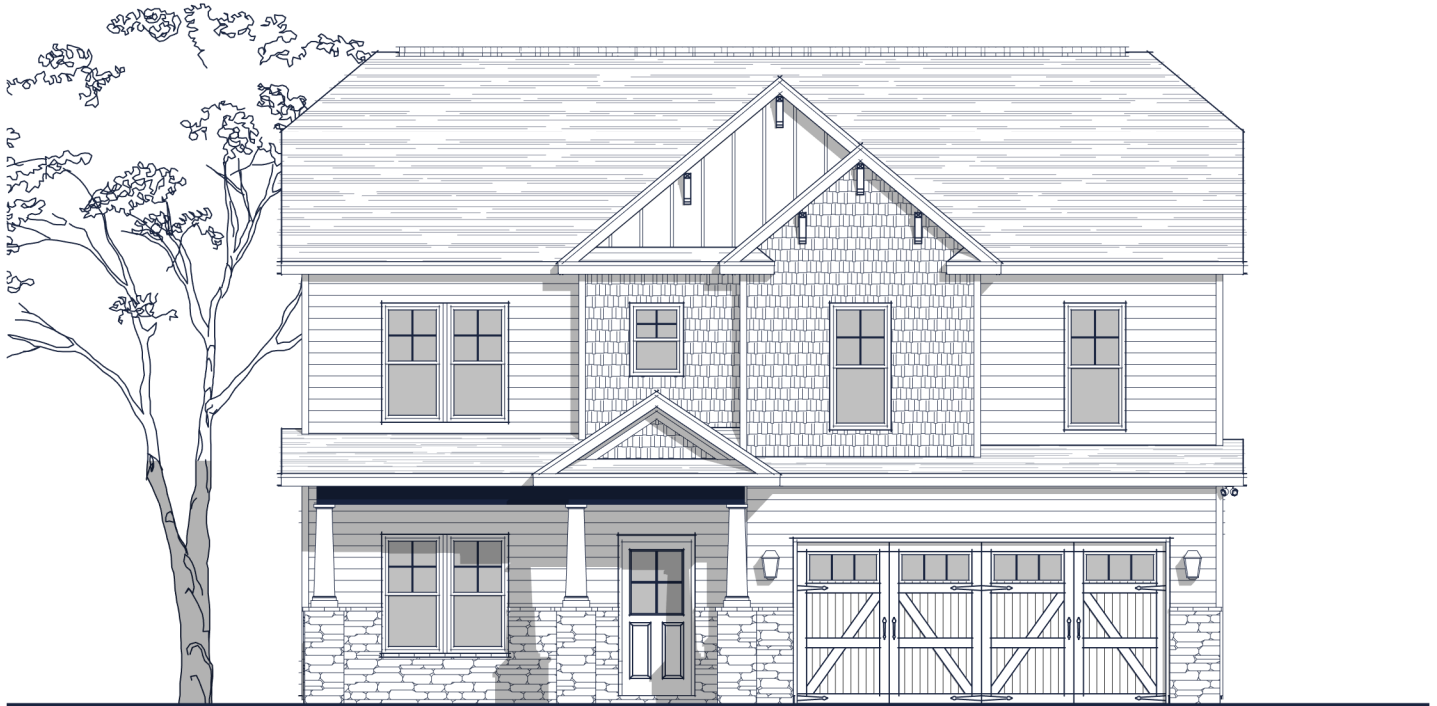


11 OWNERS BATH LUXURY LAYOUT



10 OWNERS BATH SHOWER LAYOUT

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Specs:

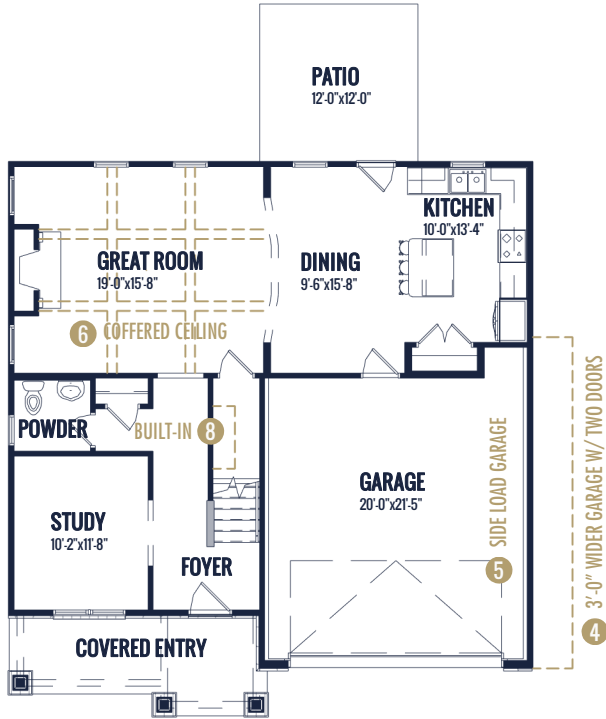
Bedrooms:	4
Bathrooms:	2.5
Square Footage:	2,377 Sq.Ft.
First Level:	987 Sq.Ft.
Second Level:	1,389 Sq.Ft.
Width:	39'-8"
Depth:	42'-0"

Options Shown:

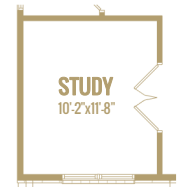
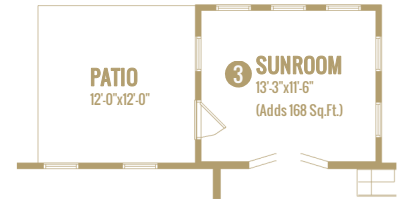
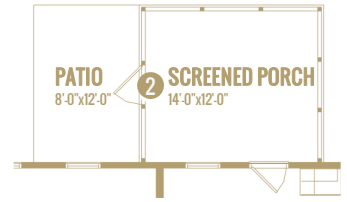
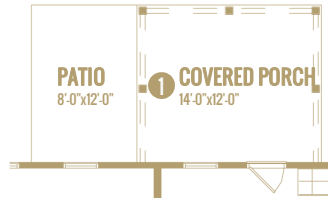
- | | |
|-----------------------------------|-----------------------------|
| 1 Covered Porch | 8 Built-In at Stair |
| 2 Screened in Porch | 9 Owners Suite Tray Ceiling |
| 3 Sunroom (Adds 168 Sq.Ft.) | 10 Owners Bath Tile Shower |
| 4 3'-0" Wider Garage w/ Two Doors | 11 15 Lite Study Doors |
| 5 Side Load Garage | |
| 6 Coffered Ceiling | |
| 7 Built-Ins at Greatroom | |

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FLOOR PLAN: DAPHNE TRANSITIONAL



MAIN LEVEL

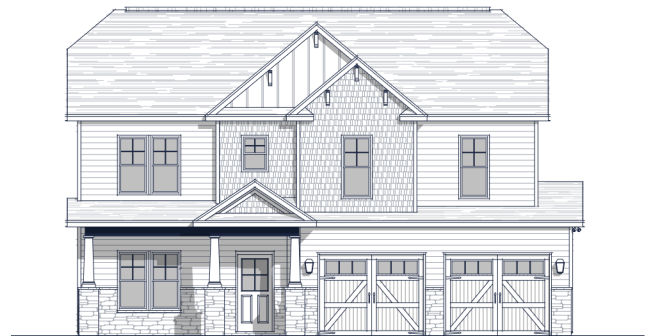


10 OWNERS BATH TILE SHOWER

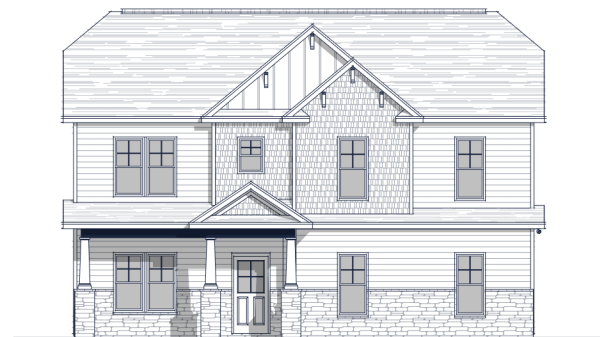
11 15 LITE STUDY DOORS



UPPER LEVEL



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



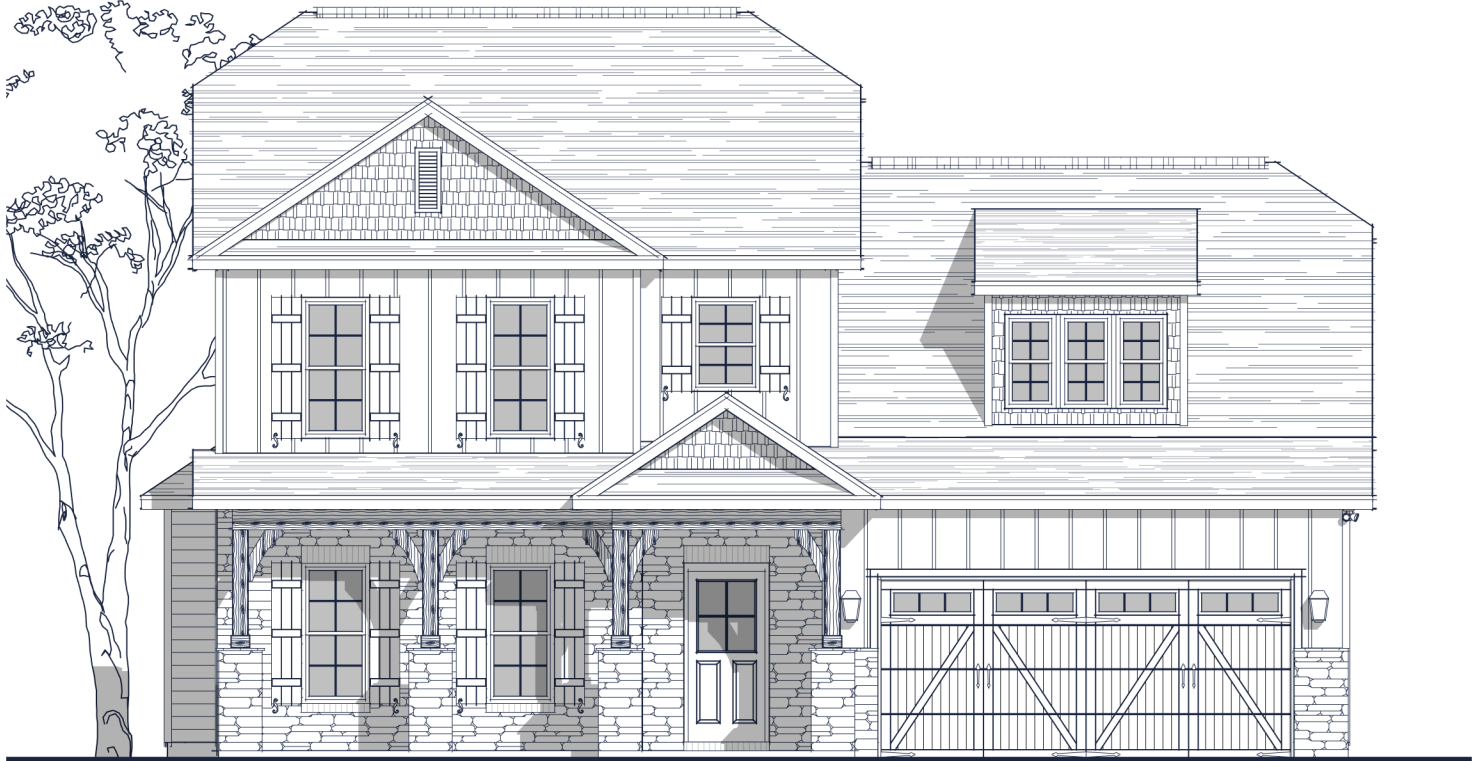
5 SIDE LOAD GARAGE

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ISEN HOUR
HOMES

FLOOR PLAN: FISHER FRENCH COUNTRY



Specs:

Bedrooms: 4
 Bathrooms: 2.5
 Square Footage: 2,564 Sq.Ft.
 First Level: 1,297 Sq.Ft.
 Second Level: 1,267 Sq.Ft.
 Width: 44'-0"
 Depth: 45'-8"

Options Shown:

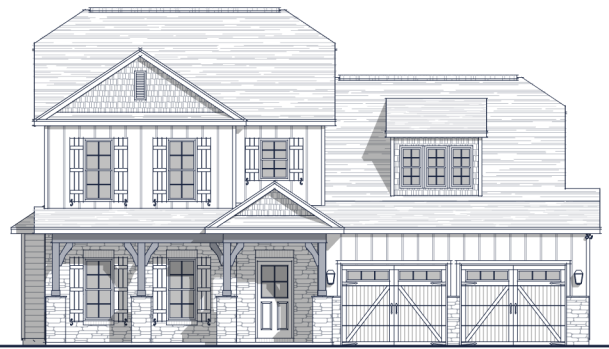
- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 168 Sq.Ft.)
- 4 3'-0" Wider Garage w/ Two Doors
- 5 Side Load Garage
- 6 Coffered Ceiling
- 7 Drop Zone Built-Ins
- 8 Owners Suite Tray Ceiling

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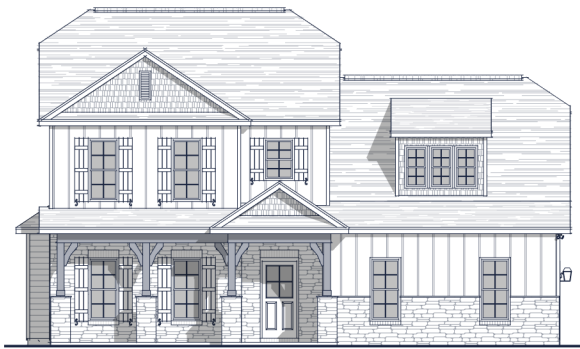




FLOOR PLAN: FISHER FRENCH COUNTRY



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



5 SIDE LOAD GARAGE

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