



*the community*

# WILLOUGHBY END



*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 for Patio Homes

### Exceptional Exterior Features

- All brick construction with decorative keystones
- 30-year architectural roof shingles
- Brick pavers at front walkways, entry stoops, and front porches
- Low-maintenance, single hung, vinyl tilt windows with insulating glass and screens
- Wood front entry doors
- Steel insulated patio door (per plan)
- Insulated garage door and remote-control openers
- Concrete driveway and walkways
- Large concrete patios (size per plan)
- Exterior storage rooms
- Security light at front and rear corners
- 2 frost-free hose bibs (front and rear)
- 2 exterior weatherproof outlets
- Professional landscaping and shrubbery
- Sod and irrigation system in front and side yards
- Sheetrocked and painted garage
- Accessible storage areas (per plan)

### Impressive Interior Features

- Vaulted and tray ceilings (per plan)
- Smooth finish ceilings
- Two-piece crown moulding at foyer, hall, and dining (per plan)
- Traditional wainscot in foyer and dining (per plan)
- One-piece crown moulding in all living areas (per plan—certain ceilings such as vaulted do not allow)
- Ventless gas fireplace with logs and granite surround in great room
- Cambridge mantle above fireplace with AV box and outlet
- Smooth finish interior doors with brushed nickel lever hardware
- White laminate organizer in owner's closet
- Laundry room wall cabinets
- Designer lighting package throughout
- Under cabinet lights in kitchen
- Decorative ceiling fans in great room and owner's suite
- Cable and phone outlets in each bedroom, great room, and bonus room
- Security system with motion sensors, door contacts, keypad, smoke detector, and siren
- Electrical floor outlet in great room
- Digital thermostats
- Energy-saving gas heat on main level and high efficiency heat pumps on upper level (when multiple units specified)
- 50-gallon gas water heater

## Delightful Designer Kitchens

- 42" Maple raised panel with glaze wall cabinets with crown moulding
- GE Profile Stainless Steel appliance package (gas range with self-cleaning oven, microwave above range, and dishwasher)
- Granite countertops with an undermount sink and brushed nickel faucet
- Custom ceramic tile full backsplash (straight install)
- Undermount stainless steel basin sink
- Brushed nickel single lever faucet with matching side spray
- Garbage disposal
- Recessed ice maker connection for refrigerator

## Blissful Bath Amenities

### Owner's Bath

- 34" Maple raised panel with glaze cabinets
- Granite vanity tops with two undermount cast iron sinks
- Decorative framed mirrors
- Brushed nickel bath fixtures and water-saving faucets
- Full ceramic tile walk-in shower
- Drop-in whirlpool garden tub with ceramic tile decking, skirt, and surround (per plan)
- Water-saver elongated toilet

### Secondary Bath on Main Level

- 34" Maple raised panel with glaze cabinets
- Granite vanity top with undermount cast iron sink
- Full width mirror above vanity
- Brushed nickel bath fixtures and water-saving faucets
- Fiberglass tub/shower combination
- Water-saver elongated toilet

### Secondary Bath on Upper Level

- 34" Maple raised panel with glaze cabinets
- Bullnose edge cultured marble vanity tops with integral sinks
- Full width mirror above vanity
- Brushed nickel bath fixtures and water-saving faucets
- Fiberglass tub/shower combination
- Water-saver elongated toilet

## Flawless Flooring

- 3" Red Oak sand and finish hardwood flooring in foyer, hall, dining, great room, and kitchen/breakfast
- Stain-resistant carpet with 6 lb. rebond padding in all bedrooms
- Ceramic tile in all 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.



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## Patio Homes

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PLAN	BEDROOMS	BATHS	SQ. FOOTAGE	PRICE
Ashland Grand Traditional	3	3	2353	\$ 385,000
Dunwoody Grand Traditional	3	2.5	2703	\$ 394,900
Dunwoody Grand Traditional II	3	2.5	2703	\$ 394,900

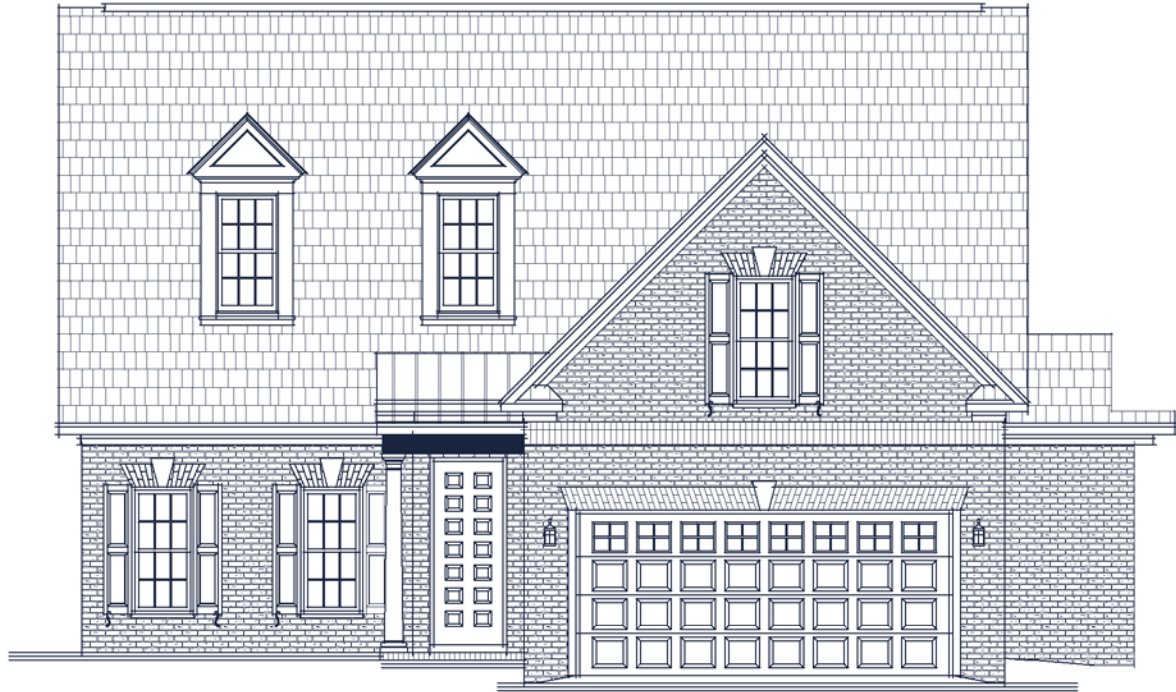
## Structural Options

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PLAN	COVERED PORCH	SCREENED PORCH	SUNROOM (Brick)	SUNROOM B (Brick)
All Plans	\$ 9,900	\$ 22,800	\$ 22,800	\$ 29,000

 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:	3
Square Footage:	2,353 Sq.Ft.
First Level:	1,677 Sq.Ft.
Second Level:	676 Sq.Ft.
Width	40'-0"
Depth:	55'-9"

## Options Shown:

- ① Screened in Porch
- ② Alternate Kitchen and Dining Room Layout

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# FLOOR PLAN: ASHLAND GRAND TRADITIONAL



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# WILLOUGHBY END DUNWOODY GRAND TRADITIONAL I



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## Specs:

Bedrooms:	3
Bathrooms:	2.5
Square Footage:	2,703 ft. <sup>2</sup>
First Level:	1,787 ft. <sup>2</sup>
Second Level:	916 ft. <sup>2</sup>
Width:	46'-0"
Depth:	57'-10"

## Options Shown:

- 1** Covered or Screened Porch
- 2** 3'-0" Wider Garage w/ Two Doors
- 3** 2'-0" Garage Extension
- 4** Finished Bonus Room (Adds 214 ft.<sup>2</sup>)
- 5** Sidewall Fireplace
- 6** Triple Window in Great Room
- 7** French Doors at Living / Study
- 8** Desk
- 9** 2'-0" Great Room Extension (Adds 37 ft.<sup>2</sup>)
- 10** Built-Ins at Great Room
- 11** Owner's Bath Option

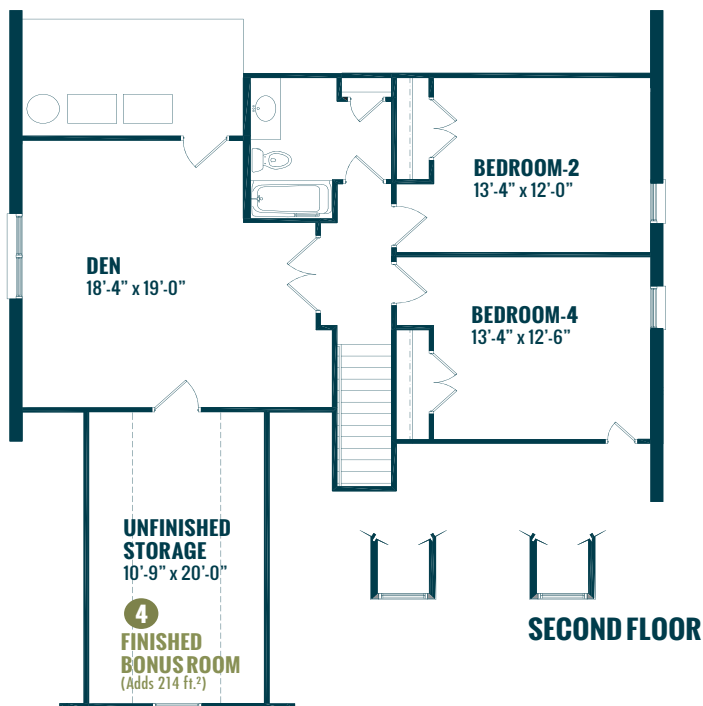
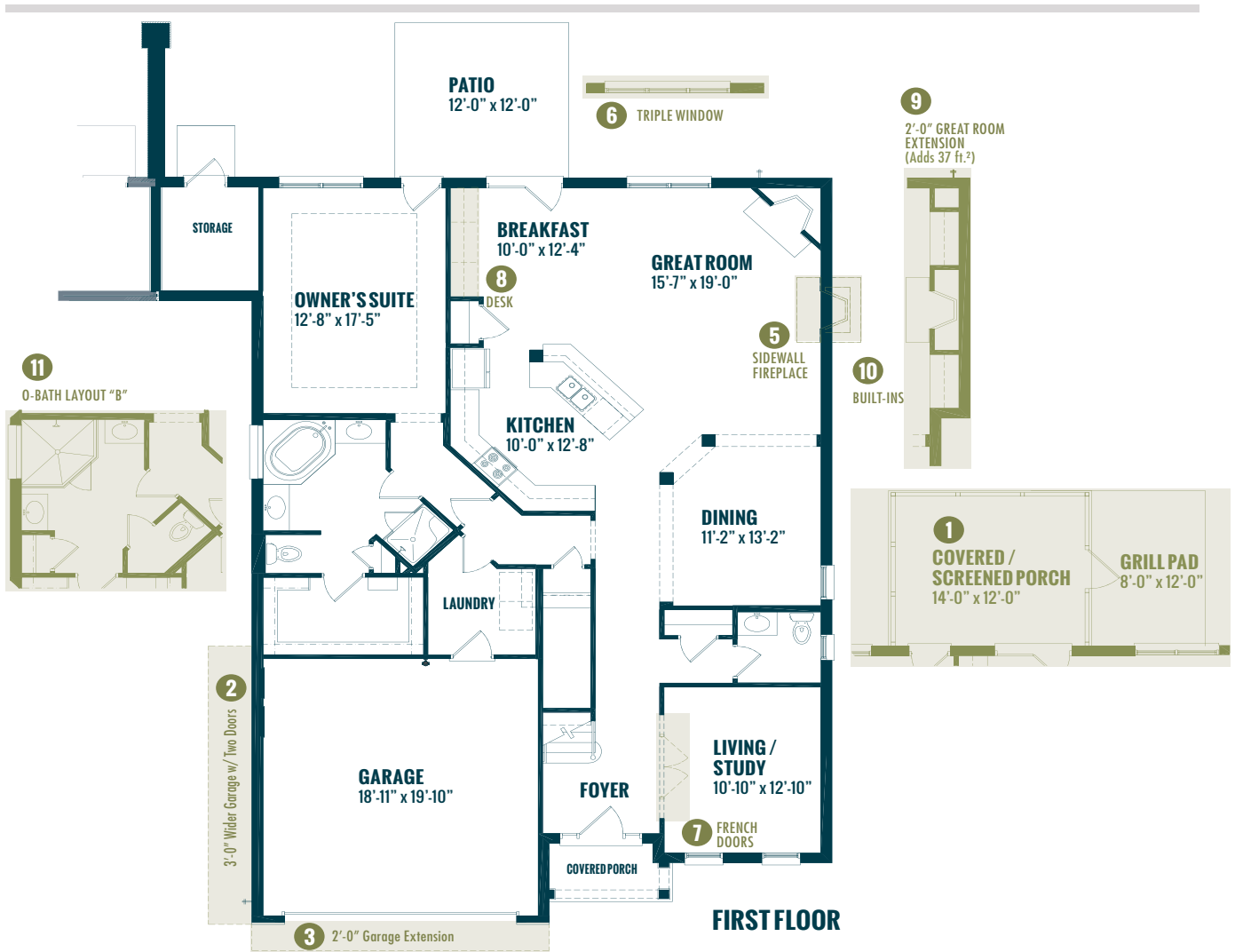
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**DUNWOODY GRAND  
TRADITIONAL I**

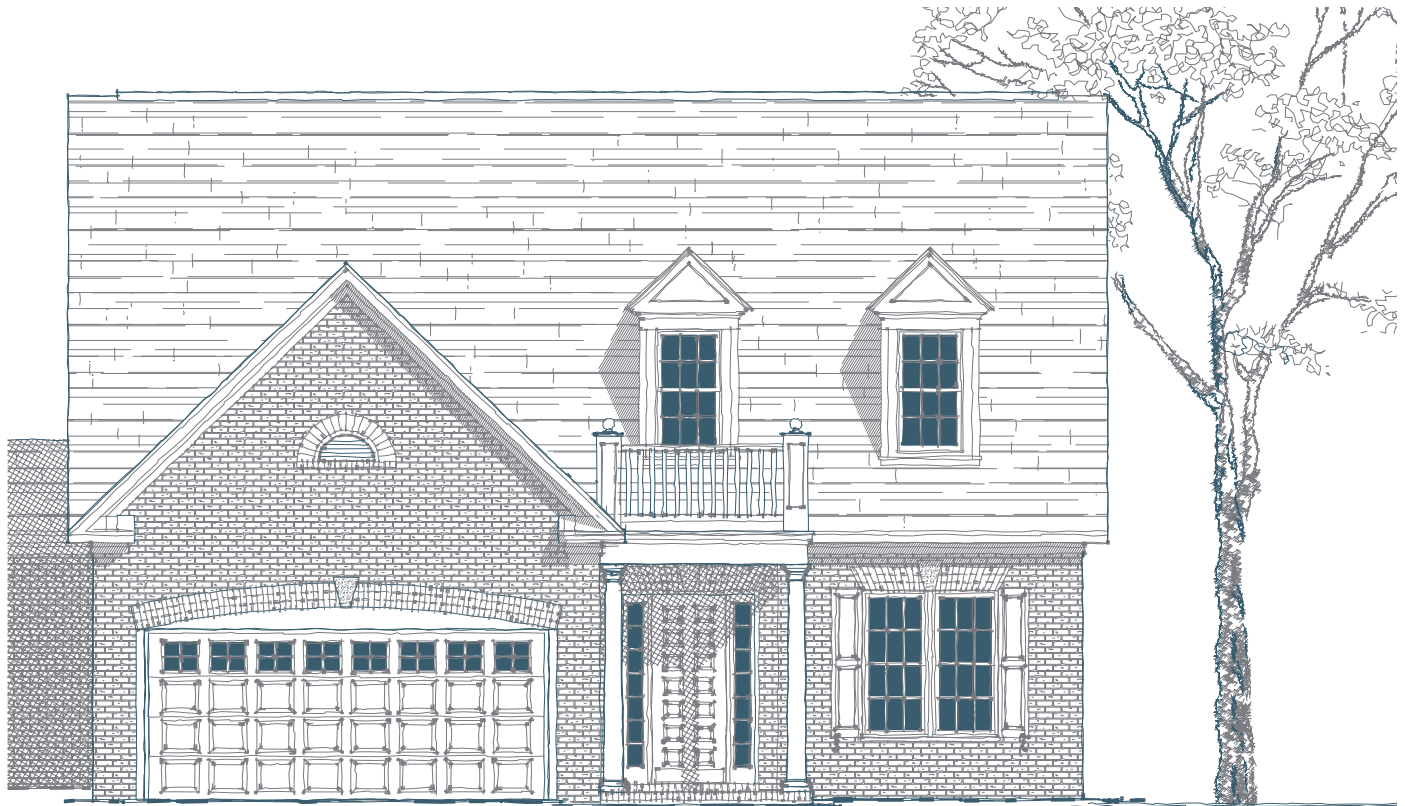
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# WILLOUGHBY END DUNWOODY GRAND TRADITIONAL II



ISENHOUR  
HOMES



## Specs:

Bedrooms:	3
Bathrooms:	2.5
Square Footage:	2,703 ft. <sup>2</sup>
First Level:	1,787 ft. <sup>2</sup>
Second Level:	916 ft. <sup>2</sup>
Width:	46'-0"
Depth:	57'-10"

## Options Shown:

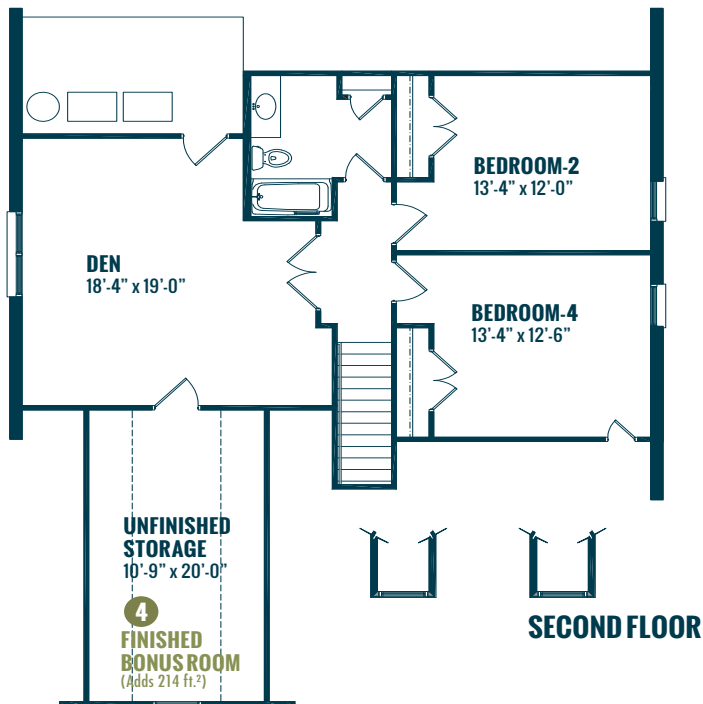
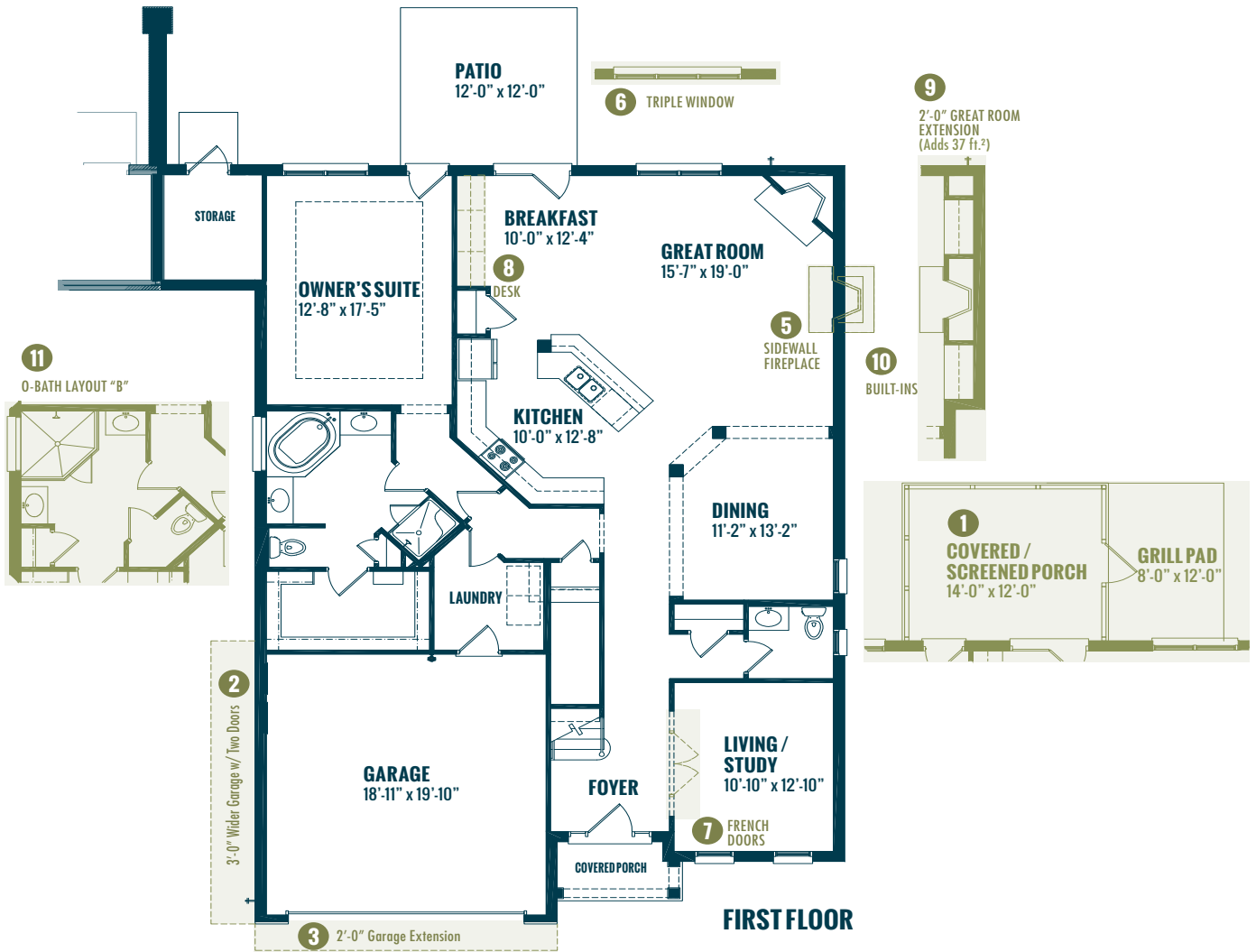
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