



*the community*

# INVERNESS PARK AT MEADOWLANDS



*presented by*

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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.





# INVERNESS PARK AT MEADOWLANDS

## Included Features

### Exceptional Exterior Features

- Brick (stone and vinyl accents per plan) construction
- Slab foundation
- 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 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 wire shelving organizing closet systems in all closets and pantry
- Designer Progress Lighting brushed nickel lighting package throughout
- Progress Lighting ceiling fans in great room and owner's suite
- Digital thermostats
- Energy-saving gas heat
- 50-gallon gas water heater



# INVERNESS PARK AT MEADOWLANDS

## Delightful Designer Kitchens

- 36" stained wall cabinets, choice of 2 styles, with crown moulding
- Frigidaire 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" x 6" subway tile backsplash
- Recessed ice maker connection

## Blissful Bath Amenities

### Owner's Bath

- 34" stained cabinets, choice of 2 styles
- Granite countertops with undermount sinks
- Full width mirror above vanities
- Moen chrome water-saving bath faucets
- Fiberglass garden/tub shower combo (per plan) or fiberglass shower
- Water-saver elongated toilet

### Secondary Baths

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

## Flooring


- Palmetto Road pre-finished hardwood or luxury vinyl plank flooring in foyer, hall, dining, kitchen/breakfast, and great room (per plan)
- Shaw stain-resistant carpet with 6 lb. padding in all bedrooms, stairs, bonus room, 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-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.

 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.



# INVERNESS PARK AT MEADOWLANDS

## Villa Homes – B Lots

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PLAN	BEDROOMS	BATHS	SQ. FOOTAGE
Cara	2	2	1452
Marie	2	2	1707
Hatteras	3	2	1864
Judy	3	2	2053
Ashland	3	3	2393

## Structural Options

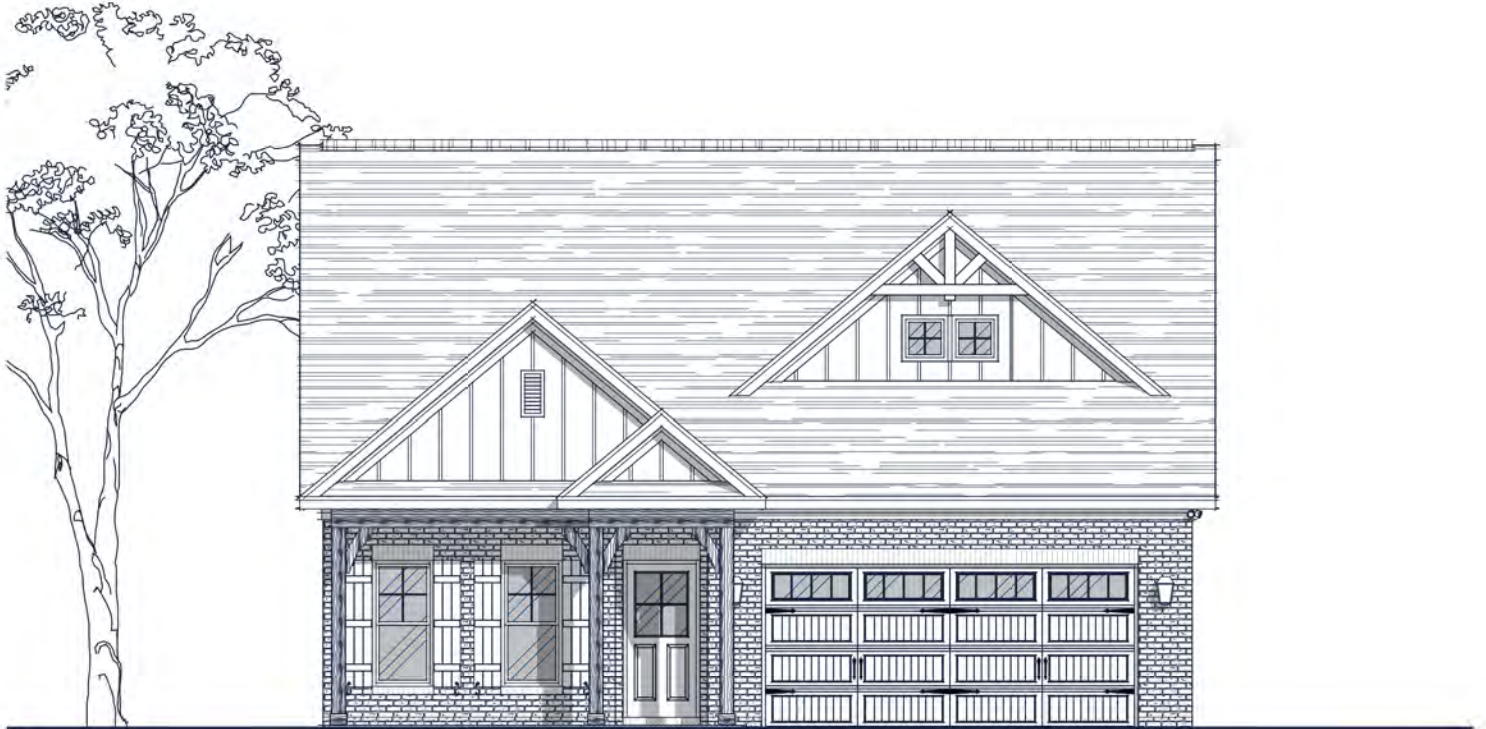
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Covered Porch, Screened Porch, Sunroom, 2nd Floor, and 2nd Floor Bath (per plan)

Prices are based on concrete slab foundation.

Square footage may differ per elevation. See attached individual floorplan / elevation for exact square footage.

Pricing is subject to change.



## Specs:

Bedrooms:	2
Bathrooms:	2
Square Footage:	1,452 Sq.Ft.
Width:	37' - 8"
Depth:	60' - 8"

## Options Shown:

- |                                   |                    |
|-----------------------------------|--------------------|
| 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 538 Sq.Ft.)    | 11 Triple Window   |
| 6 Unfinished Storage              |                    |

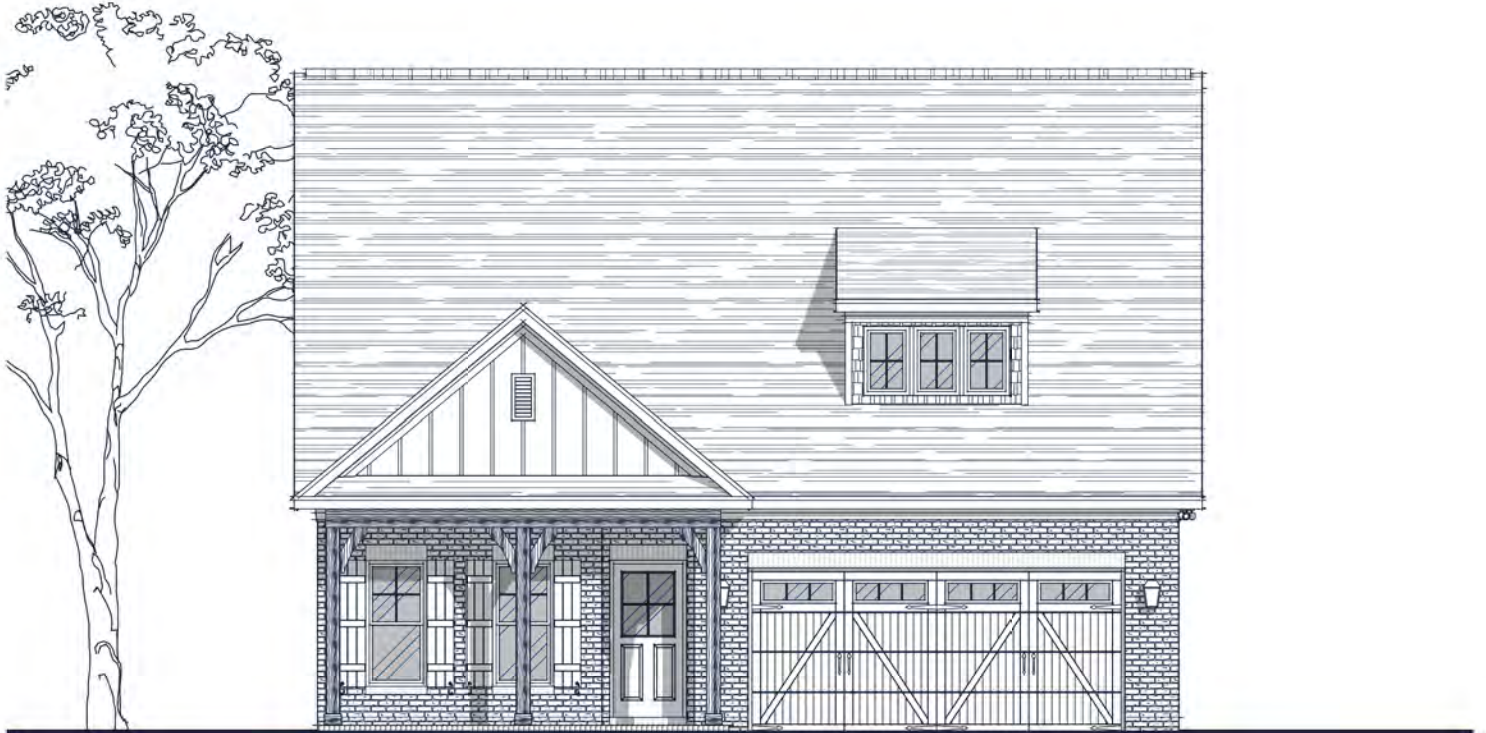
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# FLOOR PLAN: CARA CLASSIC



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

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## Specs:

Bedrooms:	2
Bathrooms:	2
Square Footage:	1,707 Sq.Ft.
Width:	37' - 4"
Depth:	73' - 0"

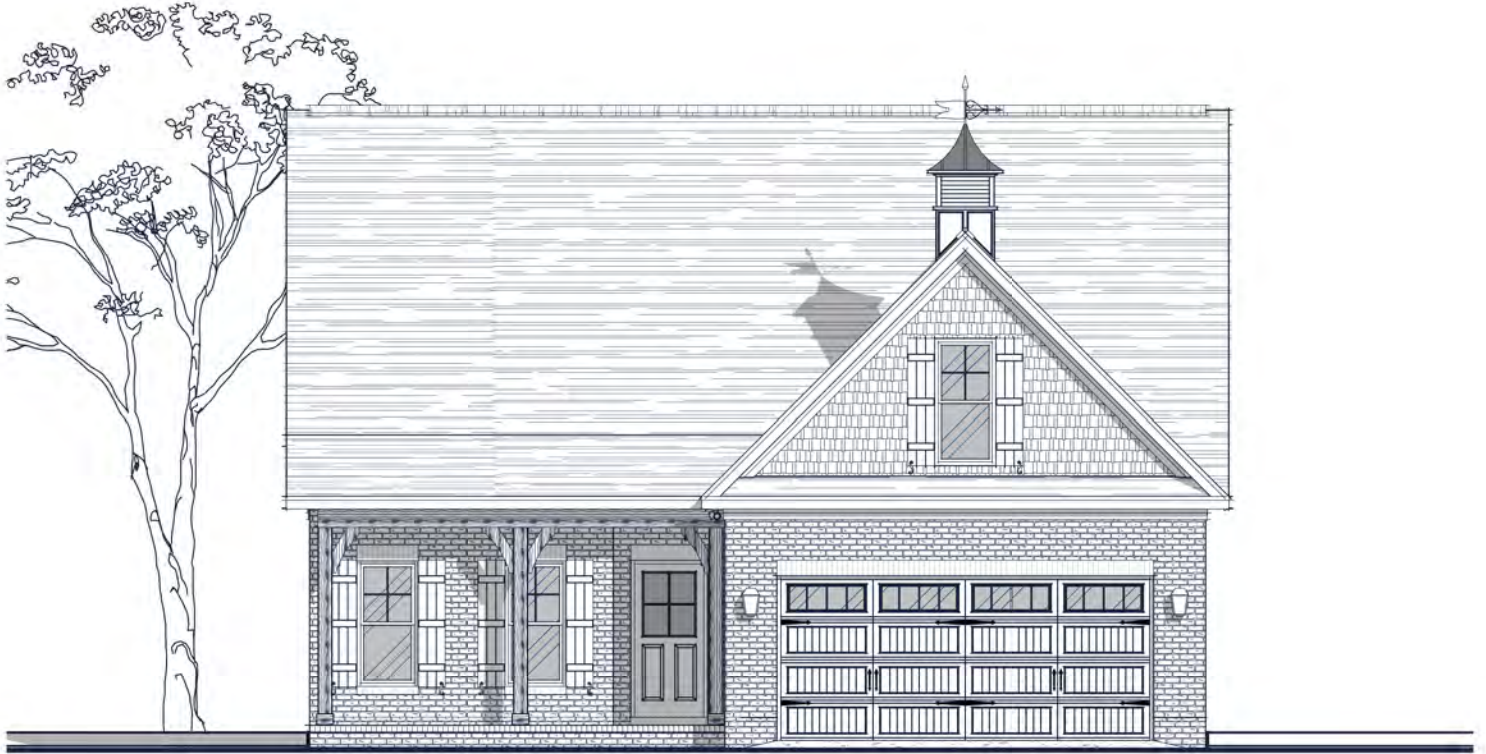
## Options Shown:

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| 1 Covered Porch                   | 9 Laundry Cabinet w/ Sink         |
| 2 Screened in Porch               | 10 Coffered Ceiling               |
| 3 Sunroom (Adds 168 Sq.Ft.)       | 11 Built-ins                      |
| 4 3'-0" Wider Garage w/ Two Doors | 12 French Doors at Study          |
| 5 Bonus Room (Adds 504 Sq.Ft.)    | 13 Cabinets at Backside of Island |
| 6 Unfinished Storage              | 14 Owner's Suite Two              |
| 7 Bath-3                          | 15 Triple Window                  |
| 8 Laundry Sink                    |                                   |

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## Specs:

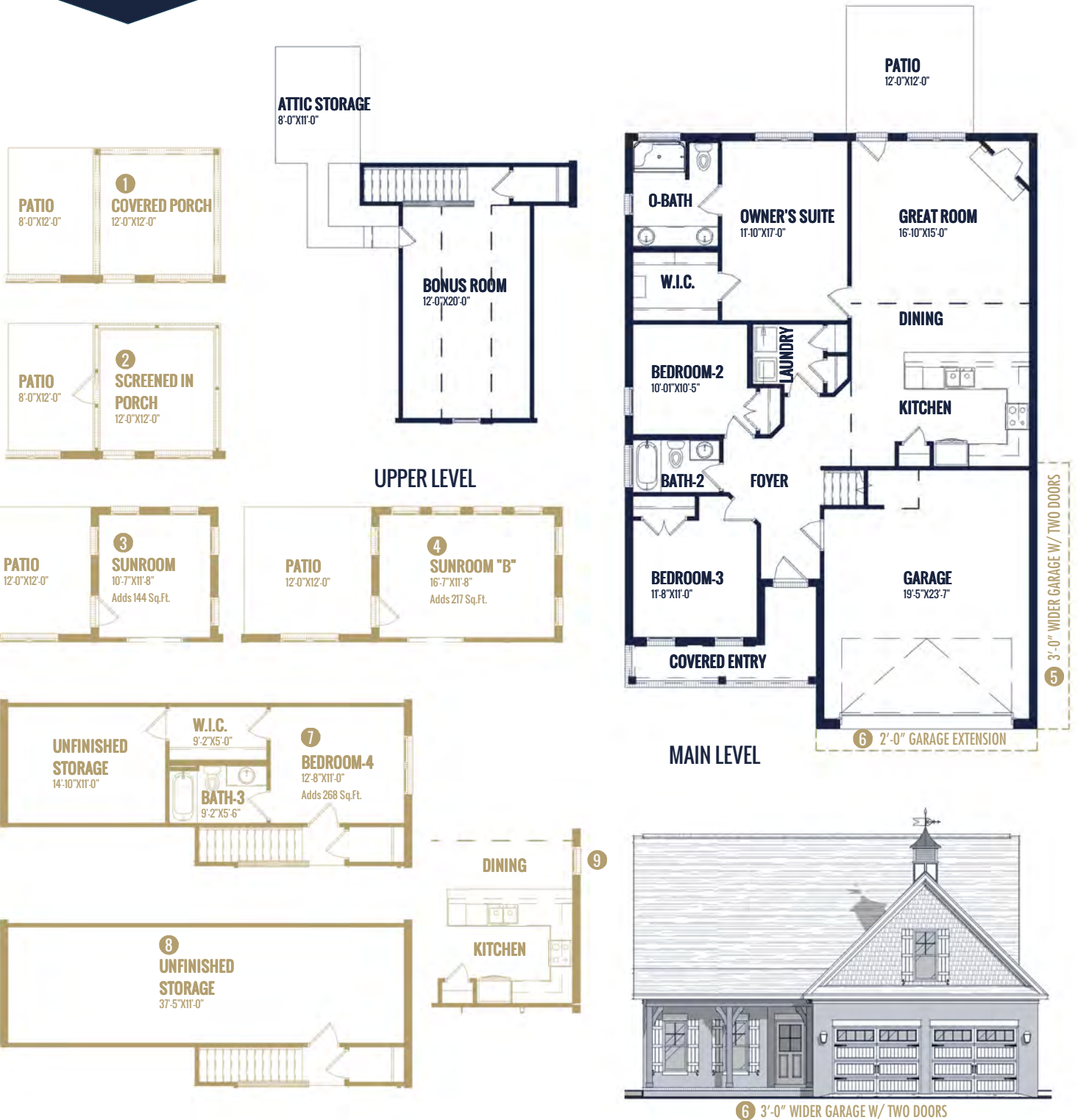
Bedrooms:	3
Bathrooms:	2
Square Footage:	1,864 Sq.Ft.
First Level:	1,525 Sq. Ft.
Second Level:	339 Sq. Ft.
Width:	38' - 10"
Depth:	56' - 2"

## Options Shown:

- ① Covered Porch
- ② Screened in Porch
- ③ Sunroom (Adds 144 Sq.Ft.)
- ④ Sunroom 'B' (Adds 217 Sq.Ft.)
- ⑤ 3'-0" Wider Garage w/ Two Doors
- ⑥ 2'-0" Garage Extension
- ⑦ Bedroom 4 and Bath 3 (Adds. 268 Sq. Ft.)
- ⑧ Attic Storage
- ⑨ Window at Dining Area

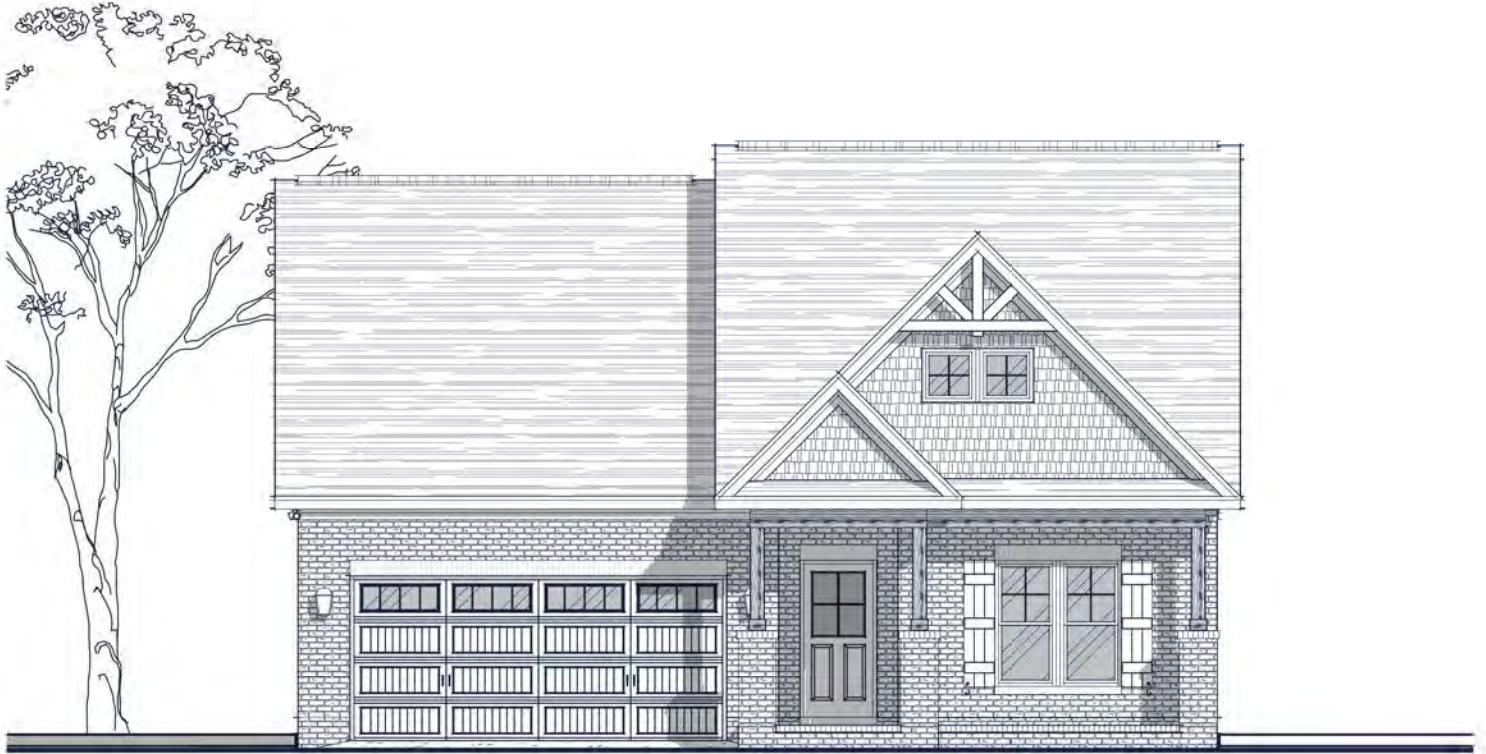
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6/6/2023 9:58:45 AM

# FLOOR PLAN: HATTERAS TRANSITIONAL



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# FLOOR PLAN: JUDY CLASSIC



## Specs:

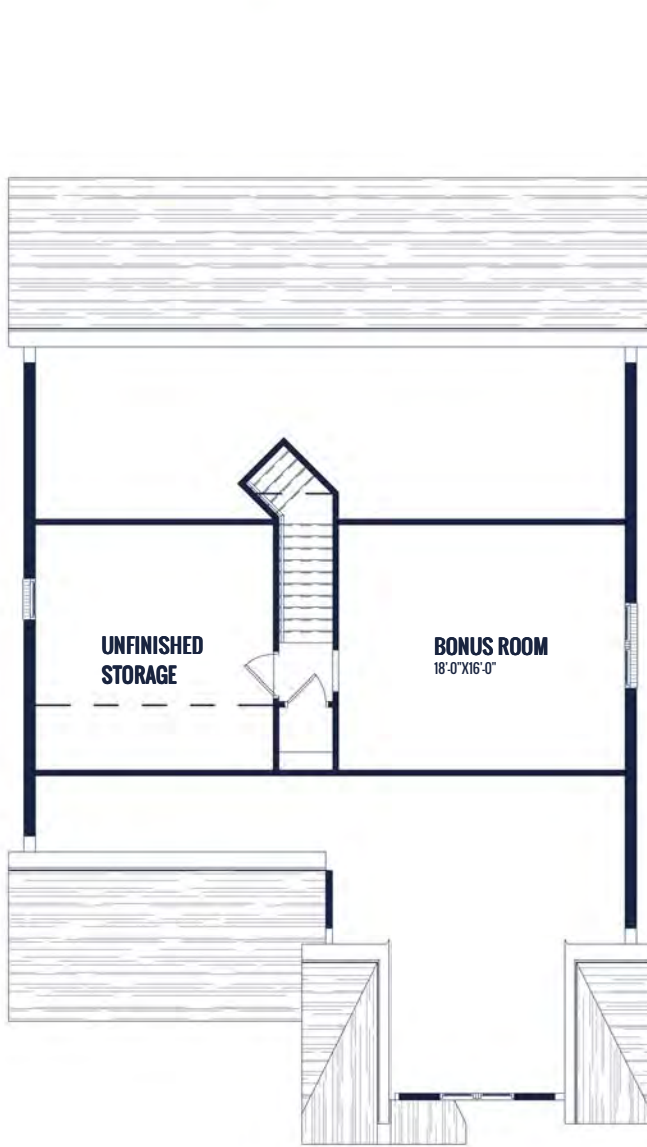
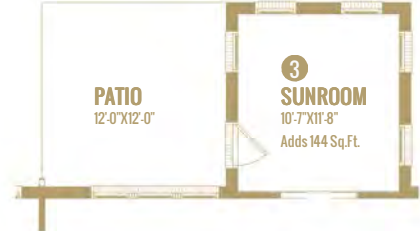
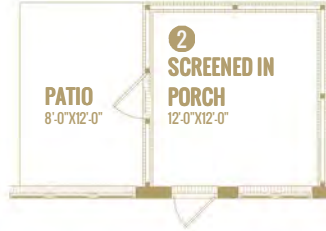
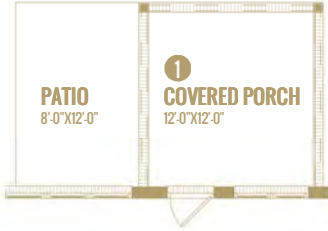
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,053 Sq.Ft.
First Level:	1,641 Sq. Ft.
Second Level:	412 Sq. Ft.
Width:	39' - 10"
Depth:	60' - 10"

## Options Shown:

- |   |                 |
|---|-----------------|
| 1 Covered Porch   | 7 Built-ins     |
| 2 Screened in Porch   | 8 Open Rails    |
| 3 Sunroom (Adds 144 Sq.Ft.)   | 9 Chef's Island |
| 4 3'-0" Wider Garage w/ Two Doors                                       | 10 Dormer       |
| 5 Bath-3 (Adds 94 Sq.Ft.)   |                 |
| 6 Bath-3 and Bedroom-4 (Adds 252 Sq.Ft.) Tankless water heater required |                 |

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# FLOOR PLAN: JUDY CLASSIC



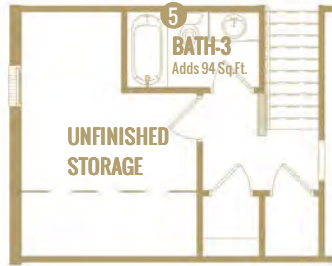
**UPPER LEVEL**



**MAIN LEVEL**

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# FLOOR PLAN: JUDY CLASSIC



BATH-3



BATH-3 AND BEDROOM-4



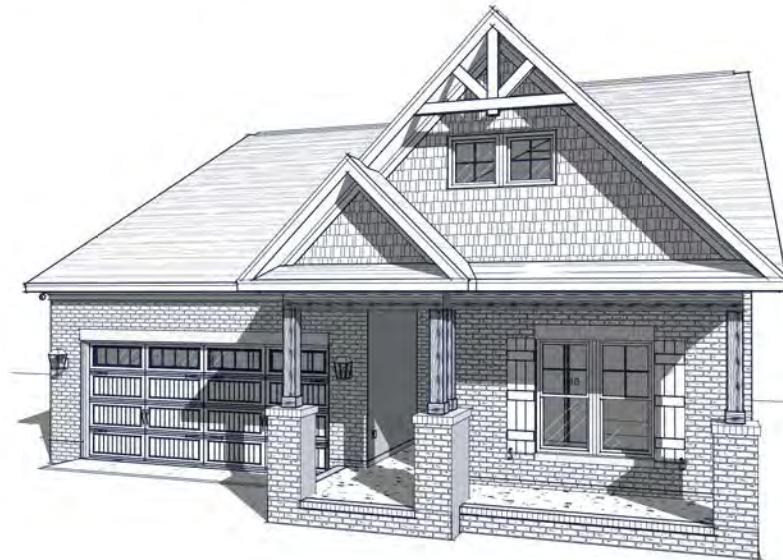
OPEN RAILS



BUILT-IN

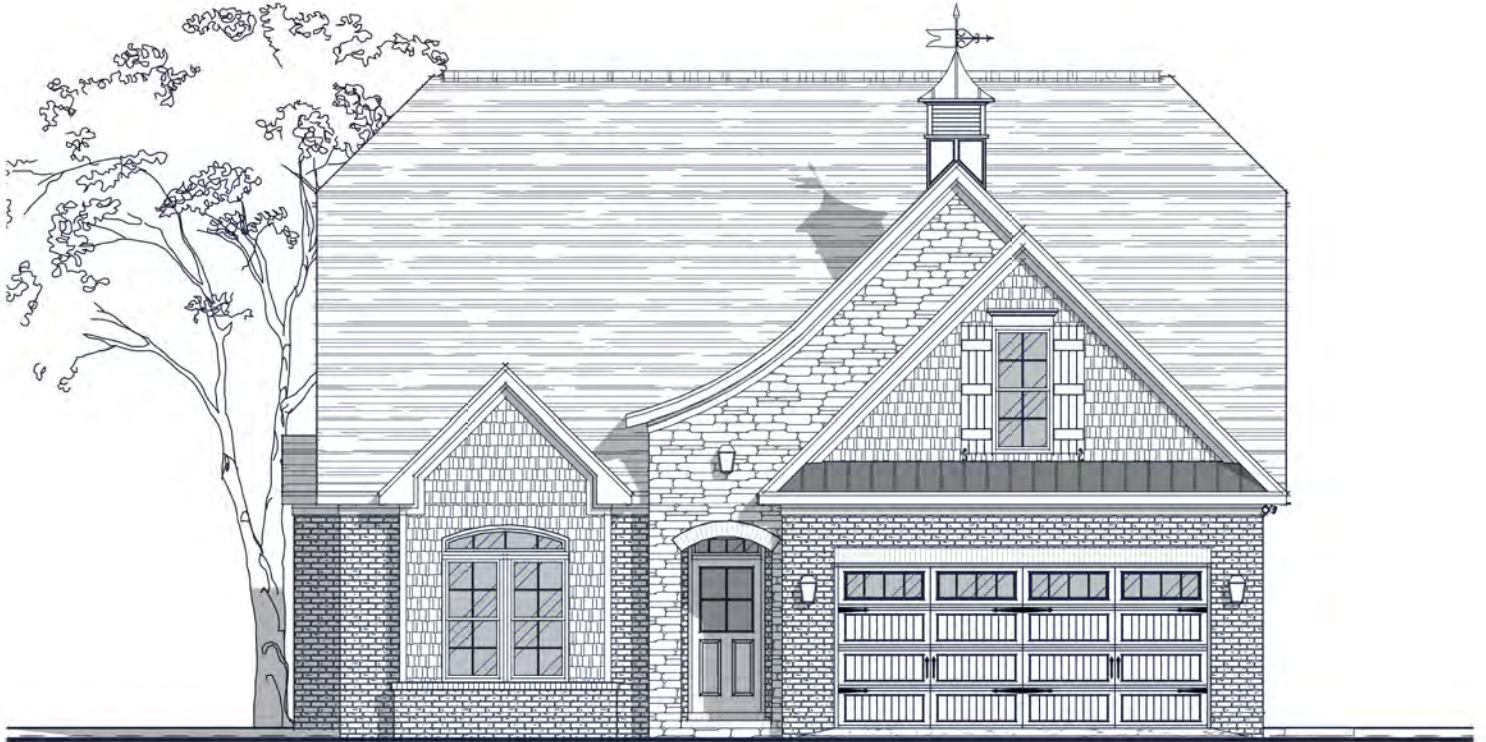


CHEF'S ISLAND



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

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## Specs:

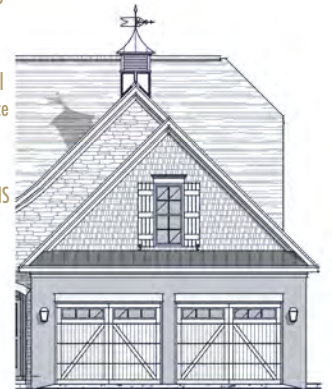
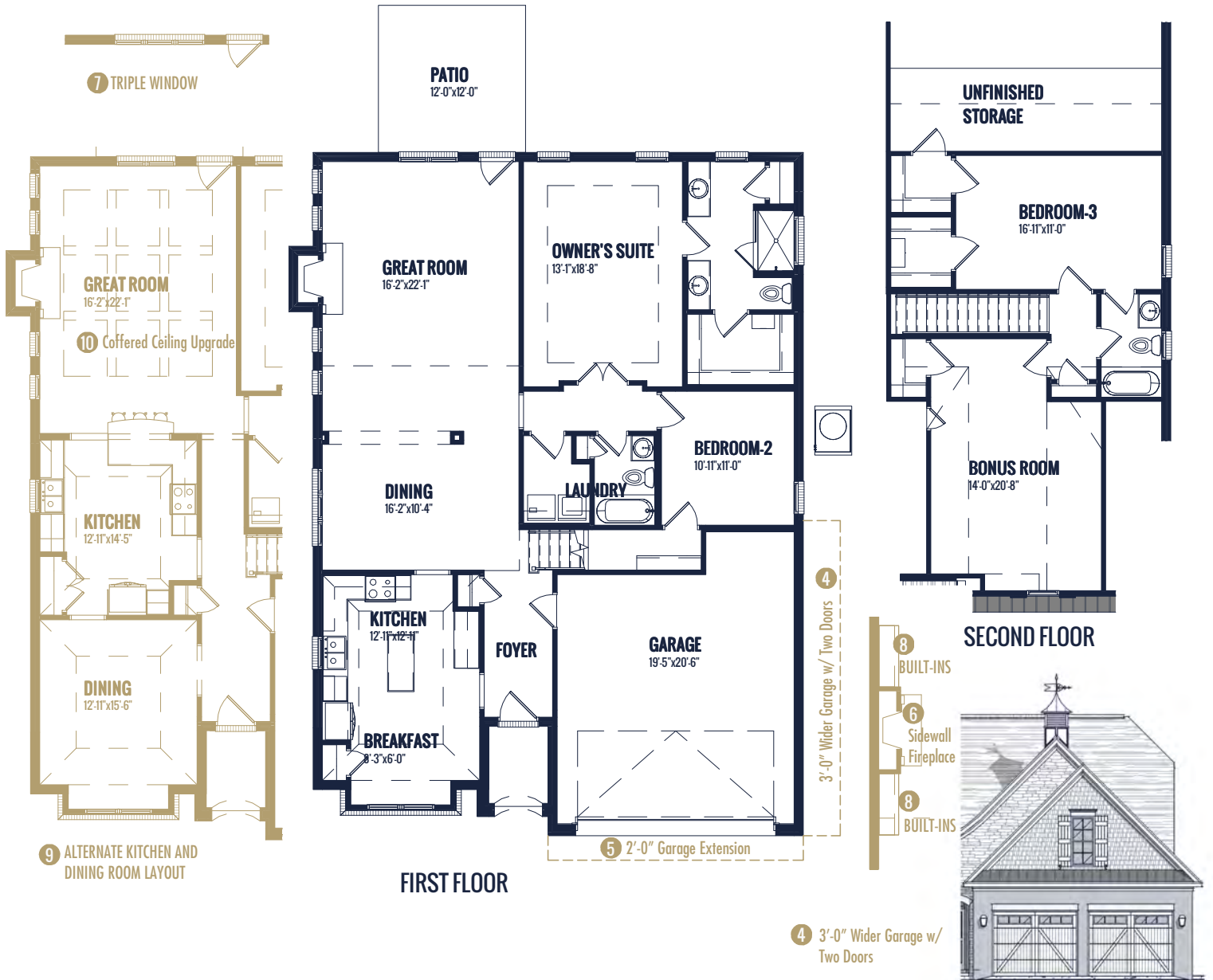
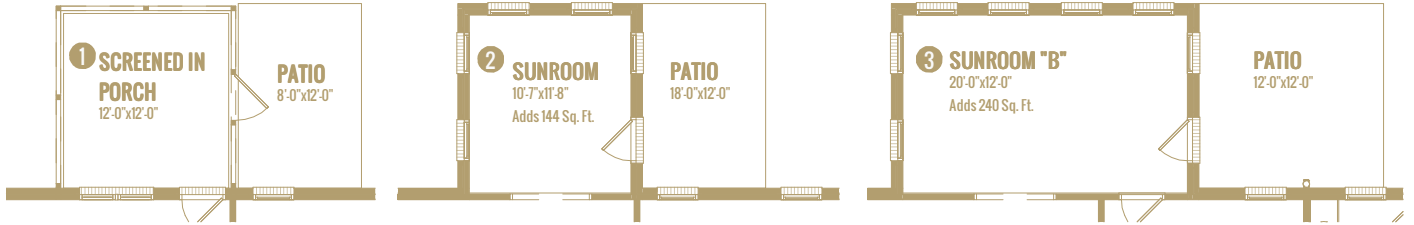
Bedrooms:	3
Bathrooms:	3
Square Footage:	2,393 Sq.Ft.
First Level:	1,696 Sq.Ft.
Second Level:	697 Sq.Ft.
Width:	42' - 0"
Depth:	55' - 9"

## Options Shown:

- |                                   |  |
|-----------------------------------|--|
| 1 Covered / Screened in Porch     | 6 Sidewall Fireplace                       |
| 2 Sunroom (Adds 144 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          | 10 Coffered Ceiling Upgrade                |

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# FLOOR PLAN: ASHLAND FRENCH COUNTRY



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# INVERNESS PARK AT MEADOWLANDS

## Patio Homes – A Lots

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PLAN	BEDROOMS	BATHS	SQ. FOOTAGE
Lily	3	2	2142
Barrington	3	2	2241
Jaynie	3	2	2277
Oxford	3	2	2298
Penny	3	2-3	2311

## Structural Options

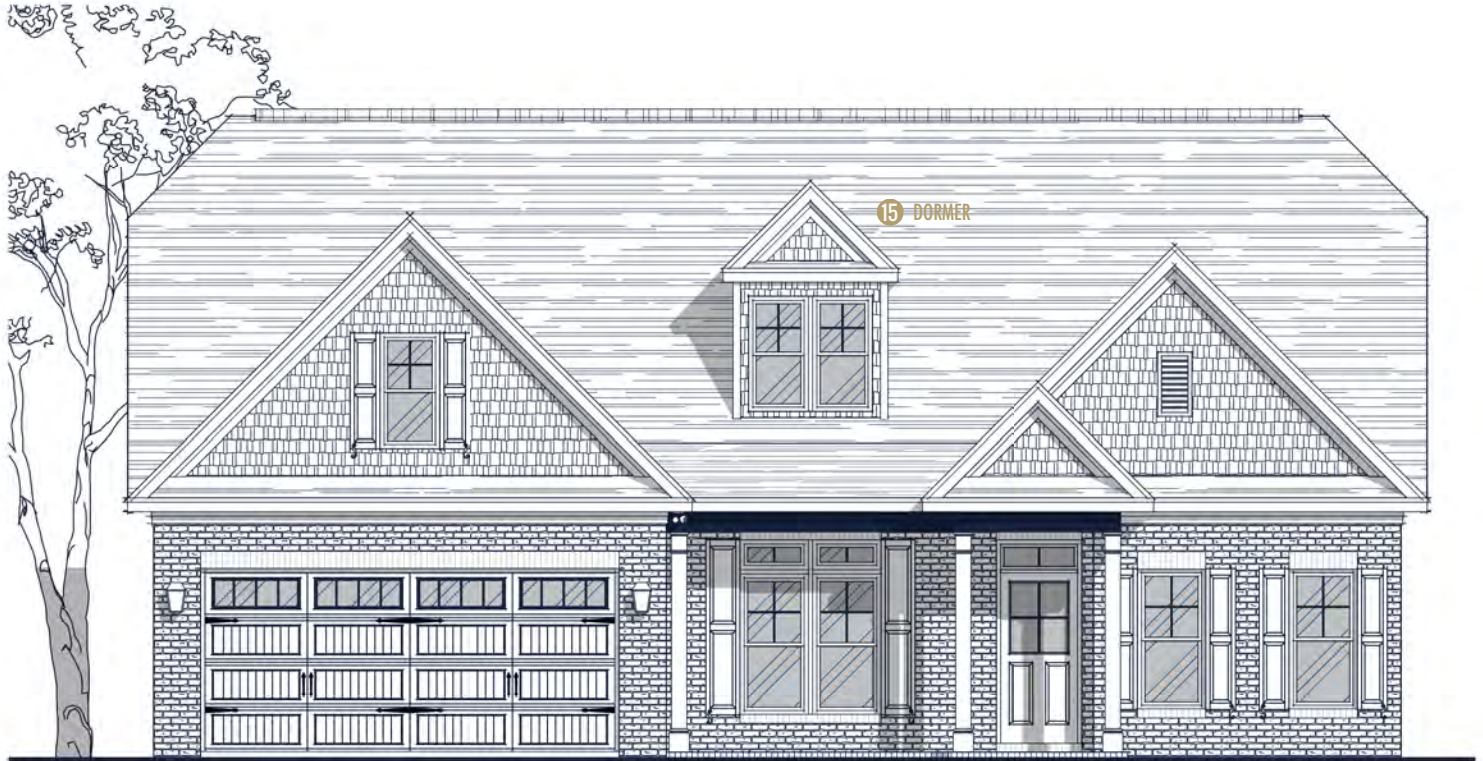
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Covered Porch, Screened Porch, Sunroom, 2nd Floor, and 2nd Floor Bath (per plan)

Prices are based on concrete slab foundation.

Square footage may differ per elevation. See attached individual floorplan / elevation for exact square footage.

Pricing is subject to change.



## Specs:

Bedrooms:	3
Bathrooms:	2
Square Footage:	2,142 Sq.Ft.
First Level:	2,142 Sq.Ft.
Width:	48'-8"
Depth:	65'-4"

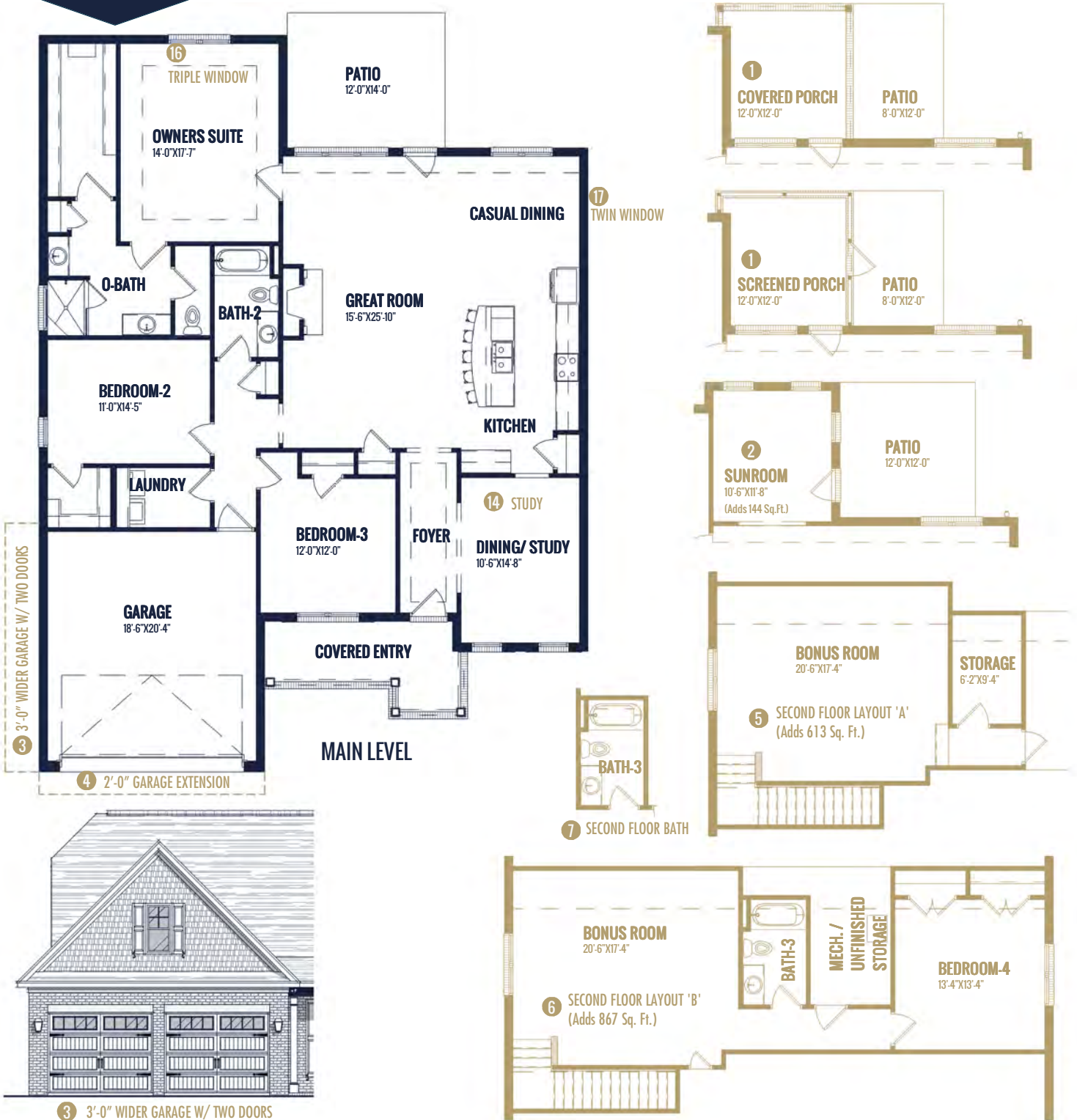
## Options Shown:

- |  |   |
|--|---|
| 1 Covered / Screened in Porch                | 9 Greatroom Built-ins   |
| 2 Sunroom (Adds 144 Sq.Ft.)                  | 10 Greatroom Tray w/ Coffered Ceiling (not available with second floor options) |
| 3 3'-0" Wider Garage w/ Two Doors            | 11 Laundry Sink   |
| 4 2'-0" Garage Extension                     | 12 Bedroom 2 Ensuite Bath   |
| 5 Second Floor Layout 'A' (Adds 613 Sq. Ft.) | 13 Garage Storage (requires second floor option)                                |
| 6 Second Floor Layout 'B' (Adds 867 Sq. Ft.) | 14 Study  |
| 7 Second Floor Bath                          | 15 Dormers  |
| 8 Owners Bath Luxury Layout                  | 16 Triple Window  |
|  | 17 Twin Window  |

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# FLOOR PLAN: LILY TRANSITIONAL

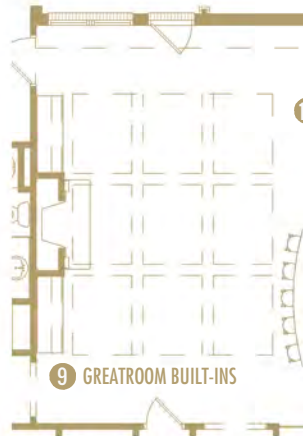


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# FLOOR PLAN: LILY TRANSITIONAL

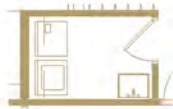


8 OWNERS BATH LUXURY LAYOUT



9 GREATROOM BUILT-INS

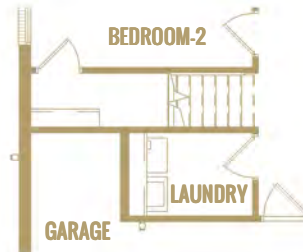
10 GREATROOM TRAY W/  
COFFERED CEILING  
(not available with  
second floor options)



11 LAUNDRY SINK



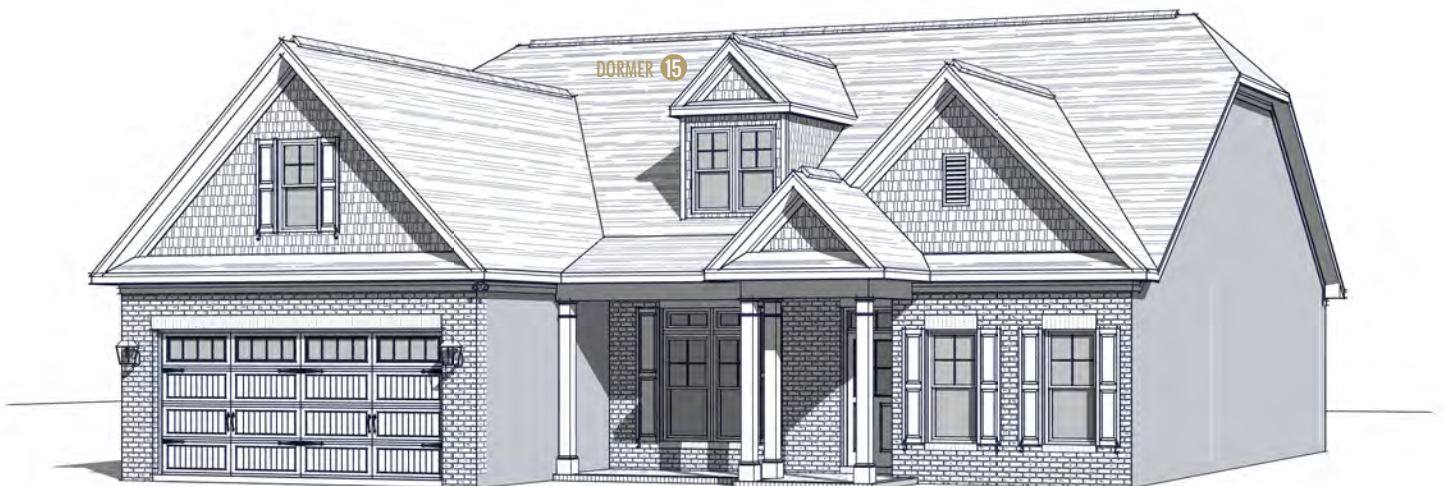
12 BEDROOM 2  
ENSUITE BATH



13 GARAGE STORAGE  
(requires second floor option)

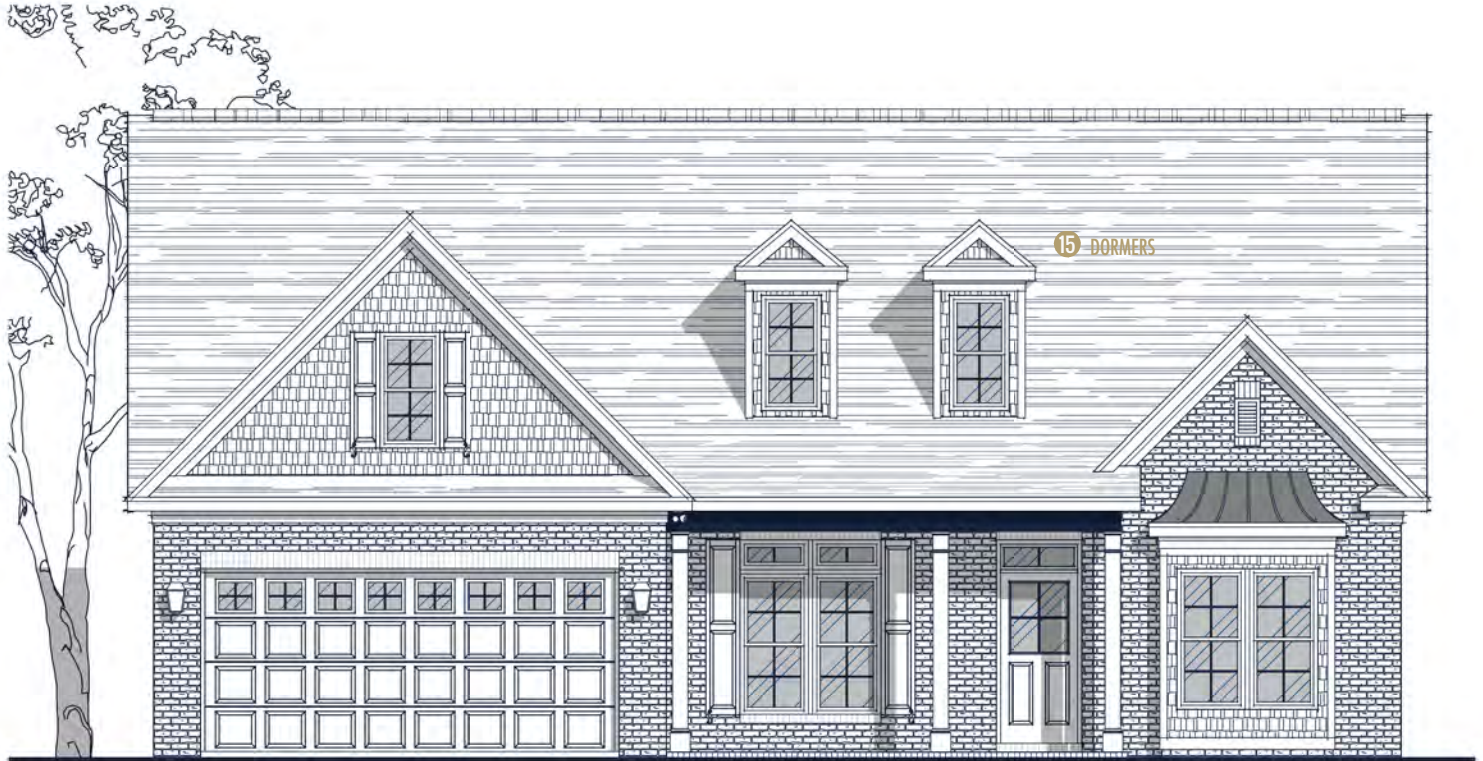


14 STUDY



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## Specs:

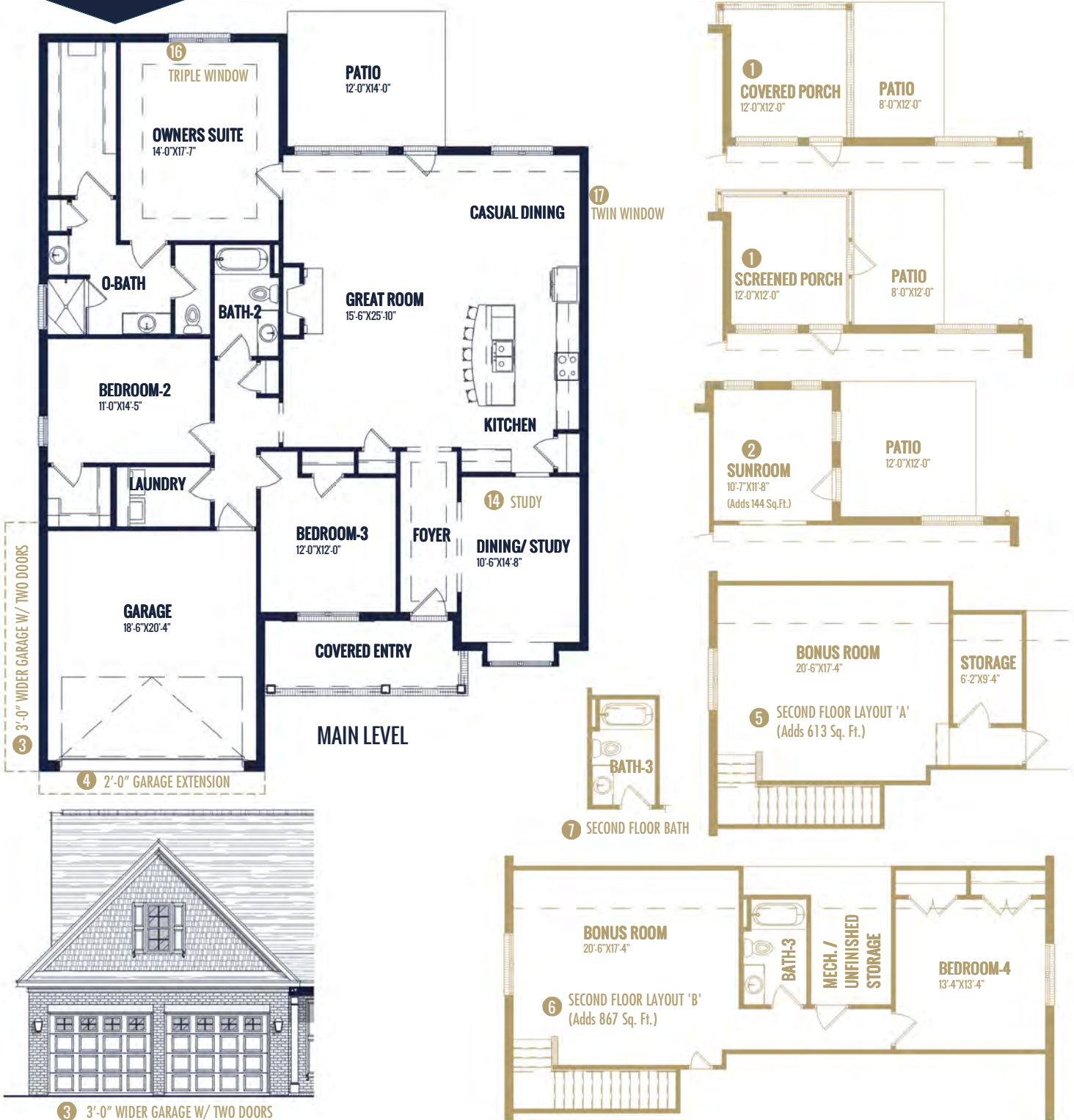
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,151 Sq.Ft.
First Level:	2,151 Sq.Ft.
Width:	48'-8"
Depth:	65'-4"

## Options Shown:

- 1 Covered / Screened in Porch
- 2 Sunroom (Adds 144 Sq.Ft.)
- 3 3'-0" Wider Garage w/ Two Doors
- 4 2'-0" Garage Extension
- 5 Second Floor Layout 'A' (Adds 613 Sq. Ft.)
- 6 Second Floor Layout 'B' (Adds 867 Sq. Ft.)
- 7 Second Floor Bath
- 8 Owners Bath Luxury Layout
- 9 Greatroom Built-ins
- 10 Greatroom Tray w/ Coffered Ceiling (not available with second floor options)
- 11 Laundry Sink
- 12 Bedroom 2 Ensuite Bath
- 13 Garage Storage (requires second floor option)
- 14 Study
- 15 Dormers
- 16 Triple Window
- 17 Twin Window

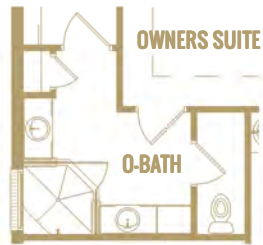
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4/20/2023 2:57:40 PM

# FLOOR PLAN: LILY TRADITIONAL



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# FLOOR PLAN: LILY TRADITIONAL

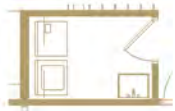


8 OWNERS BATH LUXURY LAYOUT



9 GREATROOM BUILT-INS

10 GREATROOM TRAY W/  
COFFERED CEILING  
(not available with  
second floor options)



11 LAUNDRY SINK



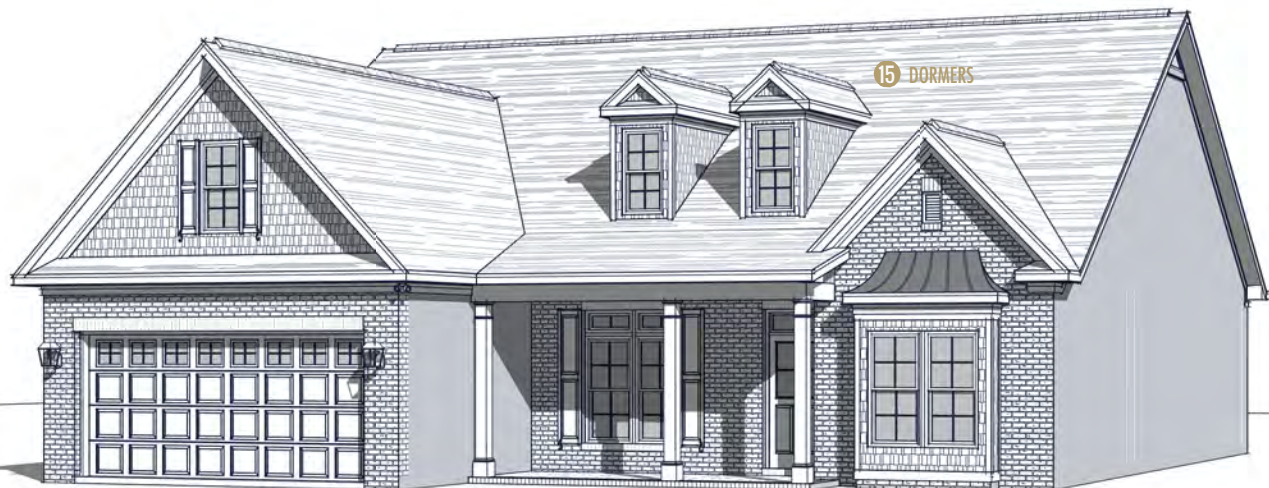
12 BEDROOM 2  
ENSUITE BATH



13 GARAGE STORAGE  
(requires second floor option)

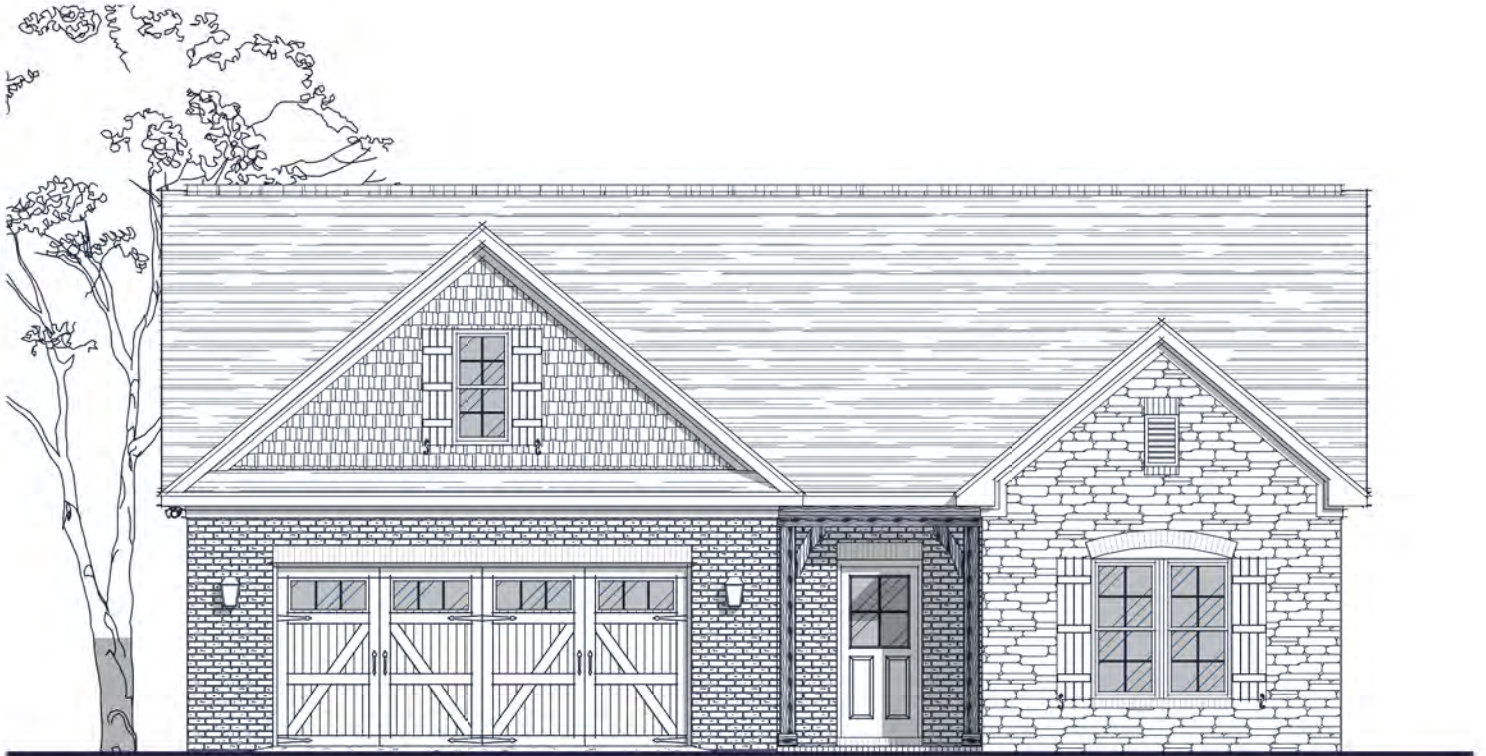


14 STUDY



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4/20/2023 2:57:42 PM



## Specs:

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:

- |  |                            |
|--|----------------------------|
| 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            |                            |
| ⑤ 2'-0" Garage Extension                     |                            |
| ⑥ Second Floor Layout 'B' (Adds 252 Sq. Ft.) |                            |

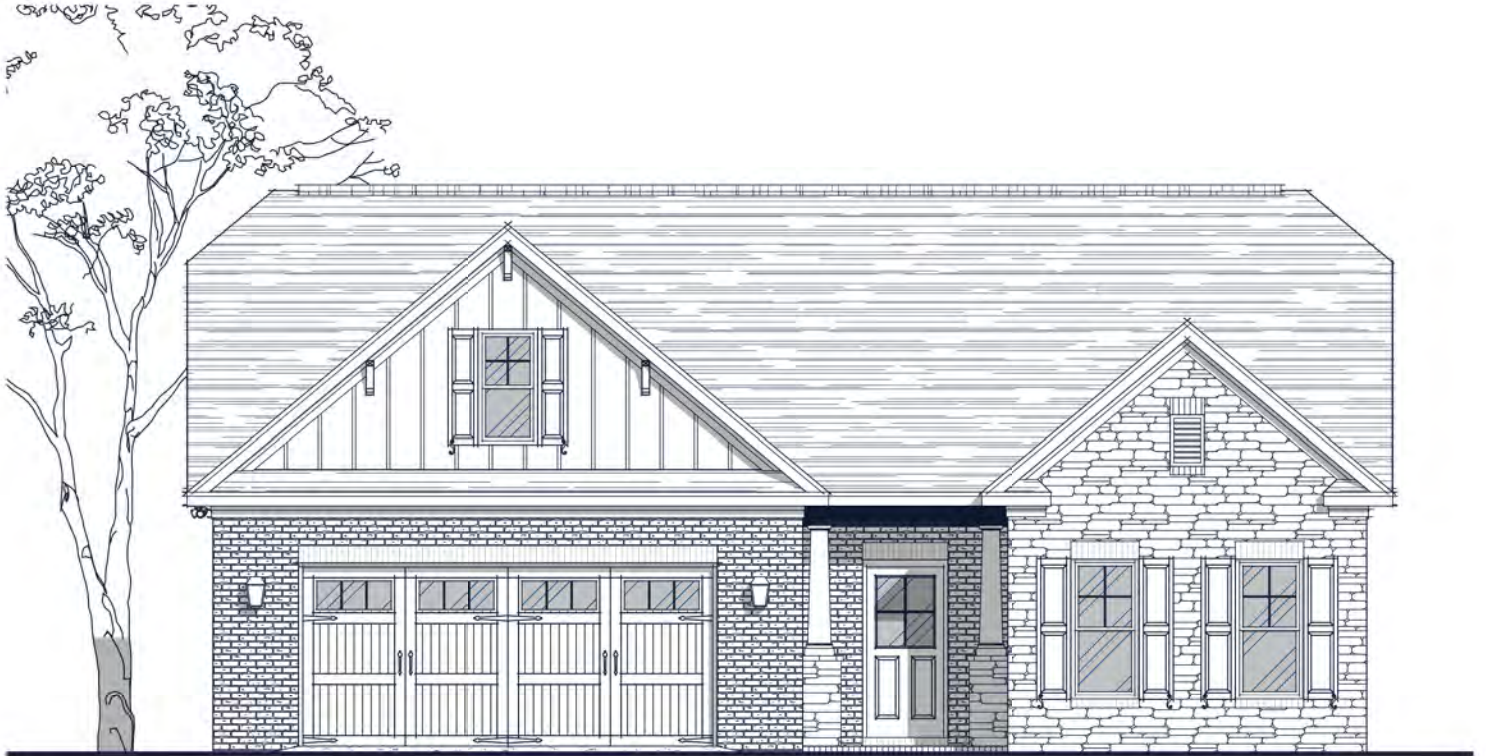
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# FLOOR PLAN: BARRINGTON FRENCH COUNTRY



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## Specs:

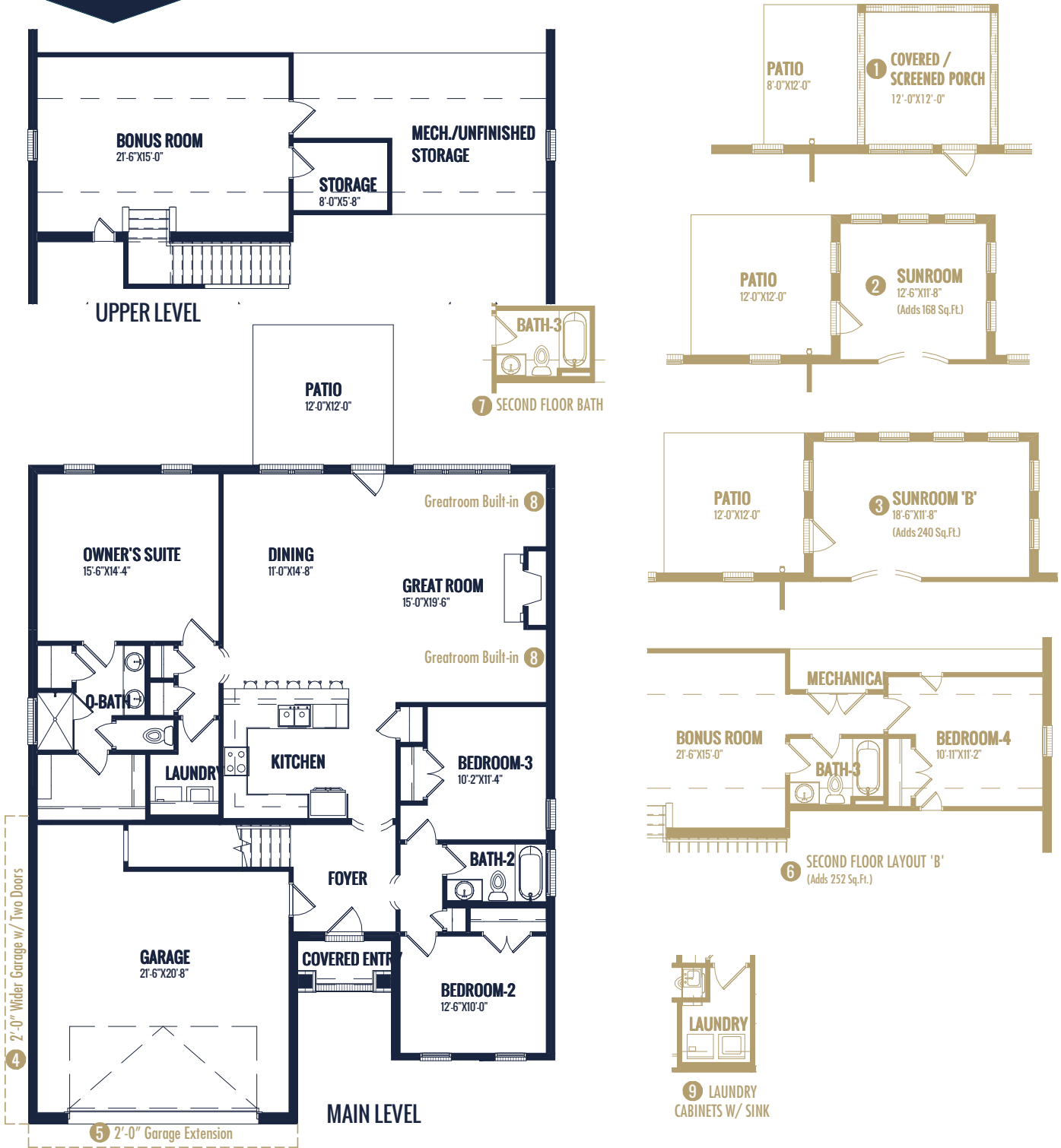
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,241 Sq.Ft.
First Level:	1,765 Sq.Ft.
Second Level:	476 Sq.Ft.
Width	45'-0"
Depth:	56'-4"

## Options Shown:

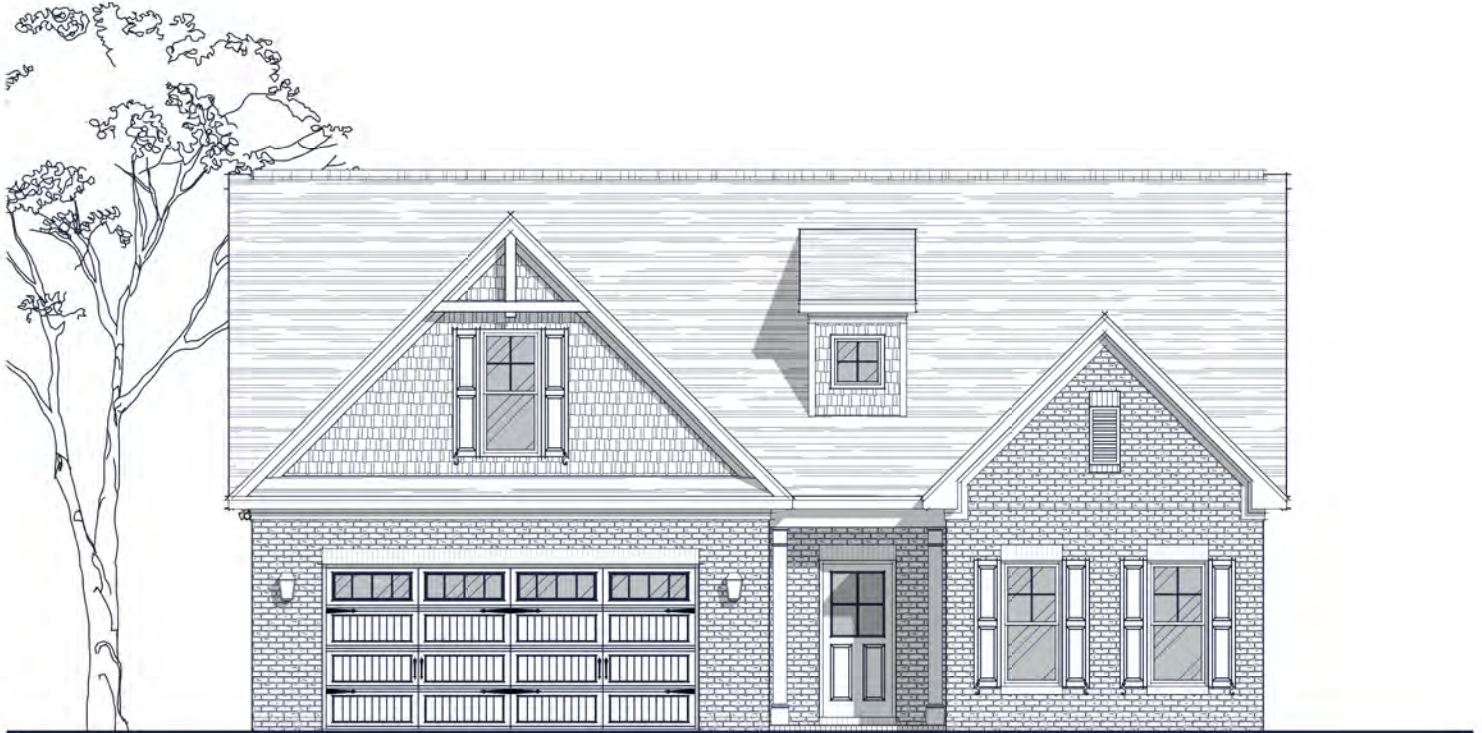
- |  |                            |
|--|----------------------------|
| ① Covered / Screened in Porch                | ⑦ Second Floor Bath        |
| ② Sunroom (Adds 168 Sq.Ft.)                  | ⑧ Greatroom Built-in       |
| ③ Sunroom 'B' (Adds 240 Sq. Ft.)             | ⑨ Laundry Cabinets w/ Sink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

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# FLOOR PLAN: BARRINGTON TRANSITIONAL



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## Specs:

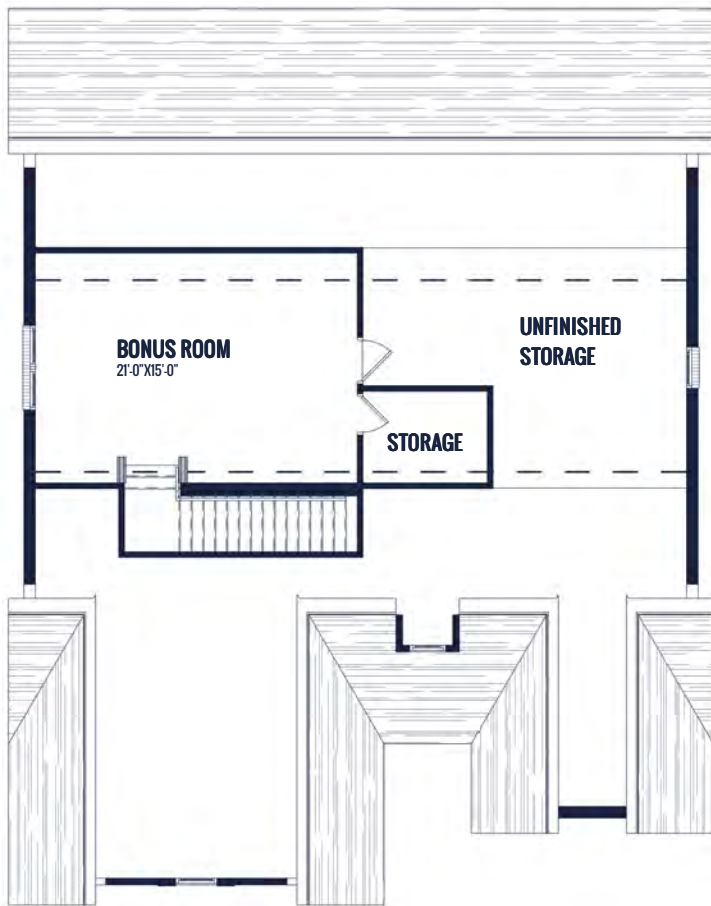
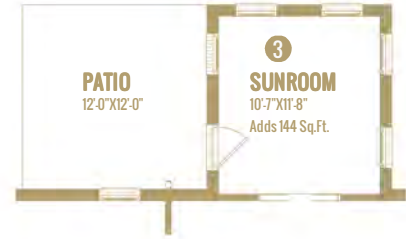
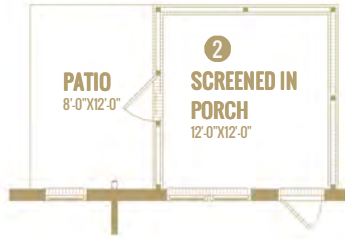
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,277 Sq.Ft.
First Level:	1,808 Sq. Ft.
Second Level:	469 Sq. Ft.
Width:	43' - 10"
Depth:	56' - 4"

## Options Shown:

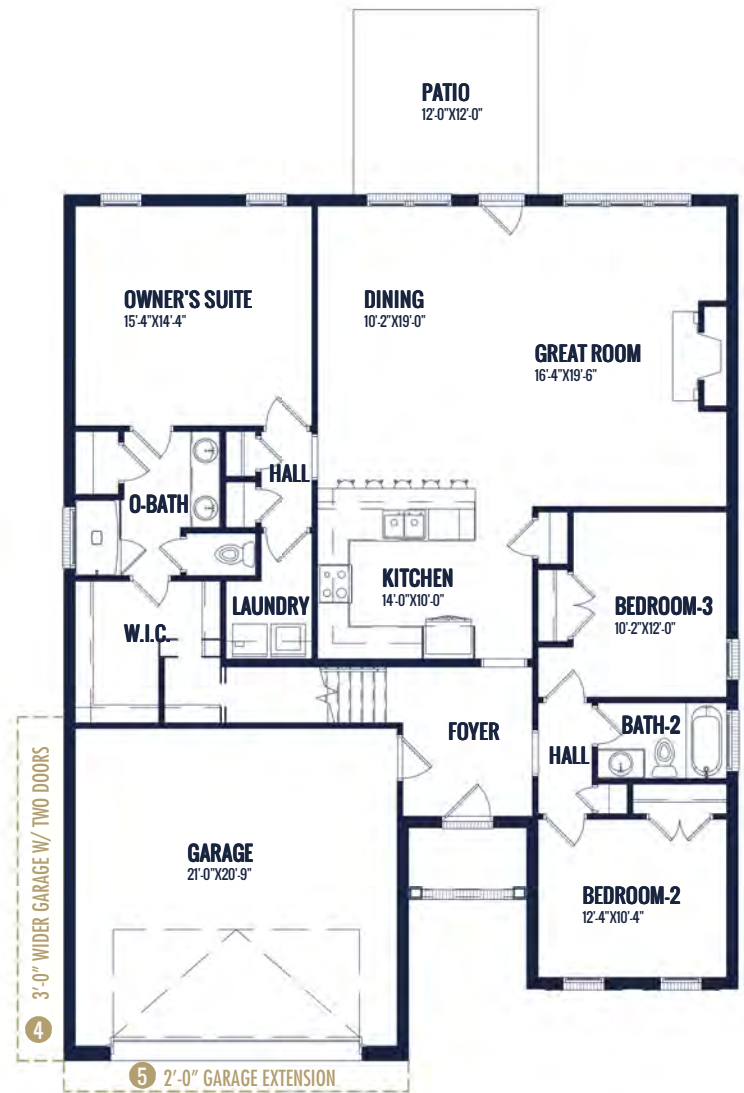
- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 144 Sq.Ft.)
- 4 3'-0" Wider Garage w/ Two Doors
- 5 2'-0" Garage Extension
- 6 Built-ins
- 7 Bath-3
- 8 Bath-3 and Bedroom-4 (Adds 228 Sq.Ft.)
- 9 Curved Patio w/ Fire Pit

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3/30/2023 3:38:30 PM

# FLOOR PLAN: JAYNIE TRANSITIONAL



**UPPER LEVEL**



**MAIN LEVEL**

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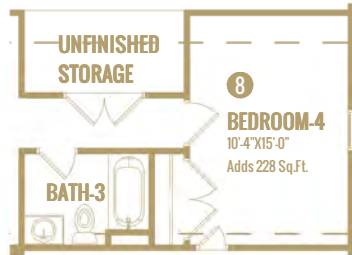
# FLOOR PLAN: JAYNIE TRANSITIONAL



**6**  
BUILT-IN

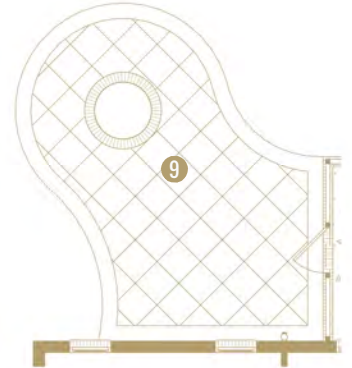


**7**  
BATH-3

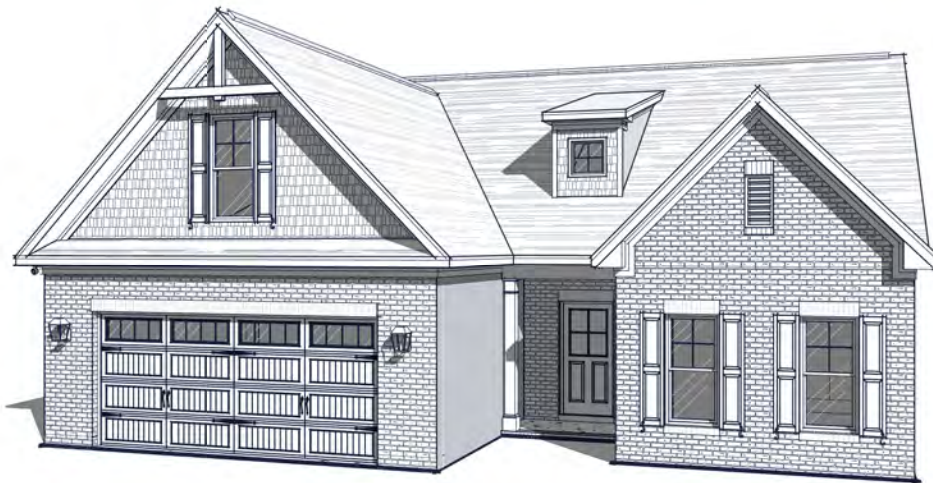


**8**  
BATH-3 AND BEDROOM-4

**BEDROOM-4**  
10'-4" X 15'-0"  
Adds 228 Sq.Ft.

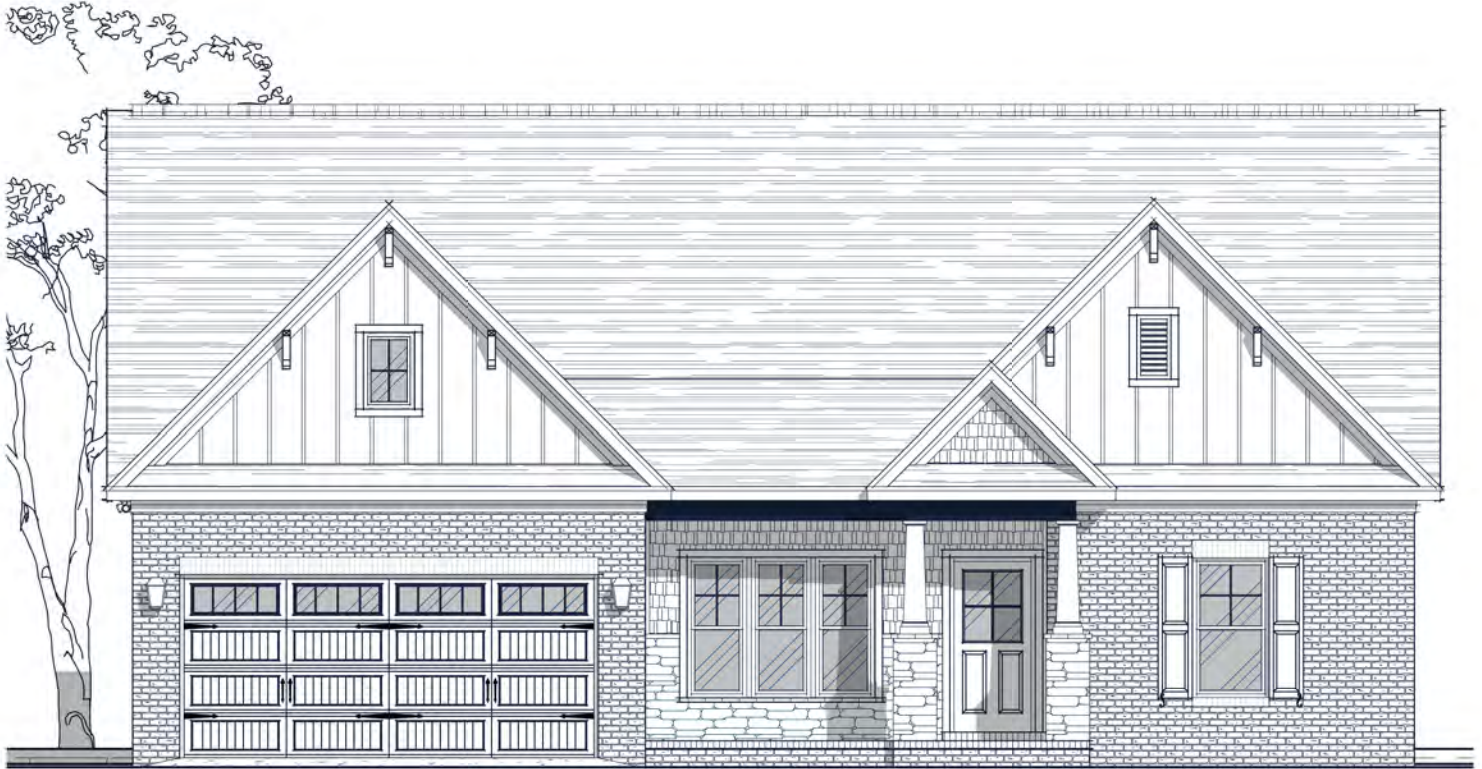


**9**  
CURVED PATIO WITH FIREPIT



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

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3/30/2023 3:37:53 PM



## Specs:

Bedrooms:	3
Bathrooms:	2
Square Footage:	2,298 Sq.Ft.
First Level:	2,298 Sq.Ft.
Width:	50' - 0"
Depth:	60' - 5"

## Options Shown:

- |   |                                     |
|---|-------------------------------------|
| 1 Covered / Screened in Porch   | 9 Owners Bath Layout 'C'            |
| 2 Covered / Screened in Porch 'B'   | 10 Bath-2 Double Vanity             |
| 3 Sunroom (Adds 164 Sq.Ft.)   | 11 Greatroom Built-ins              |
| 4 3'-0" Wider Garage w/ Two Doors   | 12 Drop Zone Built-in               |
| 5 2'-0" Garage Extension  | 13 Study Glass French Doors         |
| 6 Second Floor Layout (Adds 544 Sq. Ft.)<br>Requires 4'-0" Garage Extension | 14 Owners Suite Exterior Glass Door |
| 7 Second Floor Bath   | 15 Laundry Cabinets                 |
| 8 Owners Bath Layout 'B'  | 16 Side View Window                 |
|   | 17 Coffered Ceiling                 |

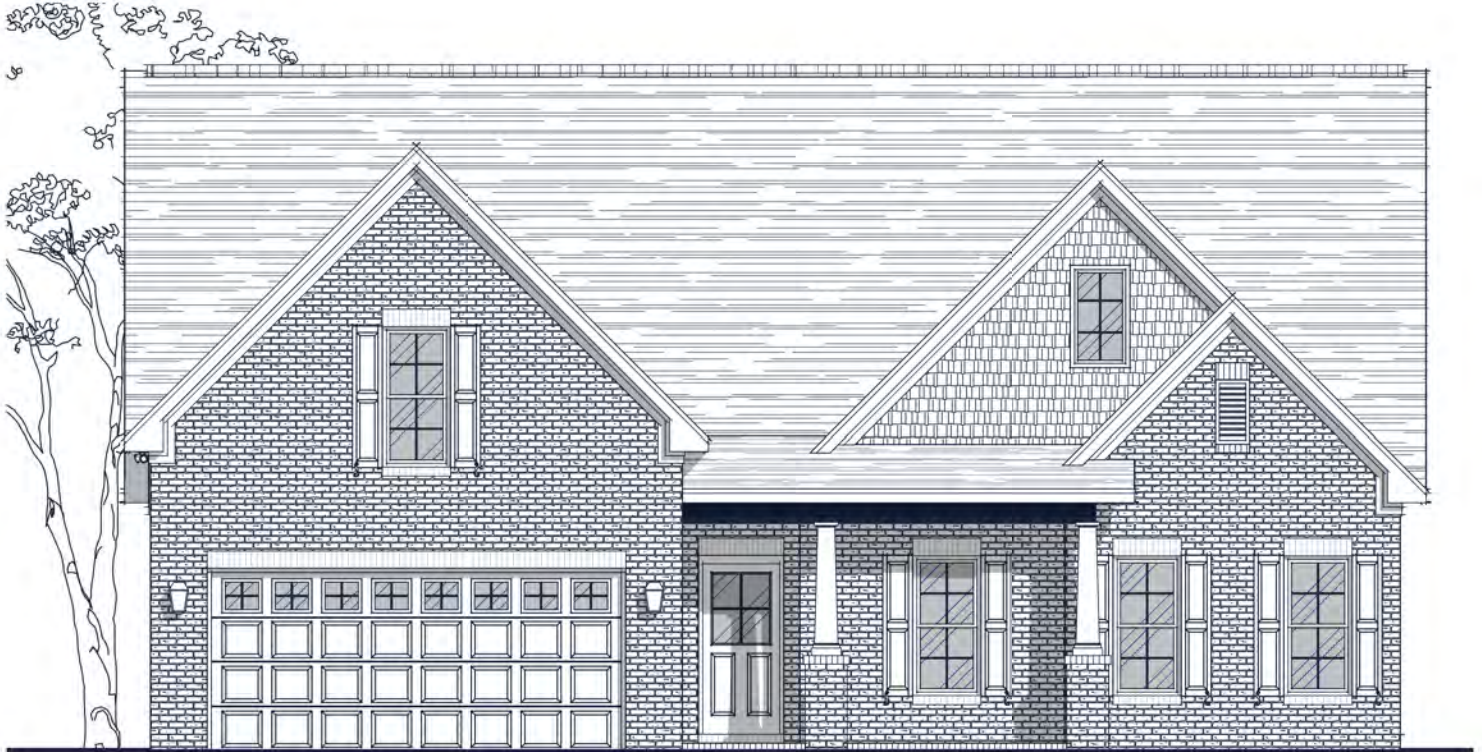
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5/26/2022 4:12:59 PM

# FLOOR PLAN: OXFORD TRANSITIONAL



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## Specs:

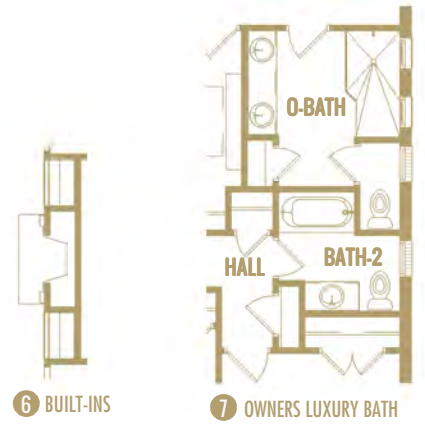
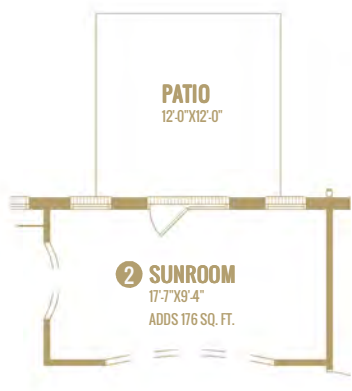
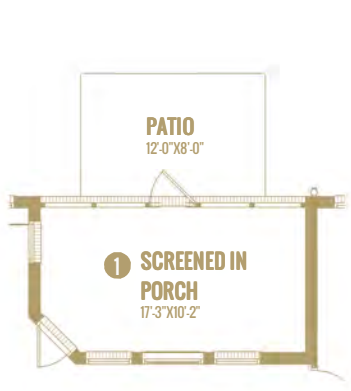
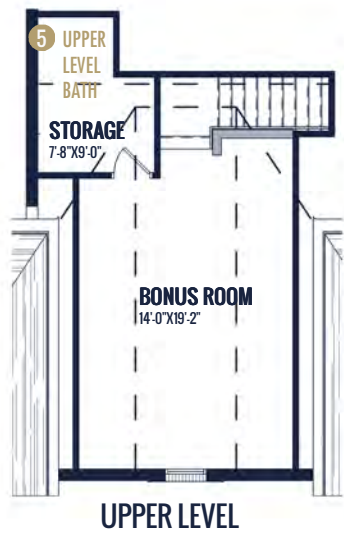
Bedrooms:	3
Bathrooms:	2-3
Square Footage:	2,311 Sq.Ft.
First Level:	1,870 Sq.Ft.
Second Level:	441 Sq.Ft.
Width:	48'-9"
Depth:	57'-5"

## Options Shown:

- |  |                                   |
|--|-----------------------------------|
| 1 Screened in Porch                                | 8 Study                           |
| 2 Sunroom (Adds 176 Sq.Ft.)                        | 9 Coffered Ceiling                |
| 3 3'-0" Wider Garage w/ Two Doors (Adds 60 Sq.Ft.) | 10 Laundry Sink w/ Cabinets       |
| 4 2'-0" Garage Extension (Adds 30 Sq.Ft.)          | 11 Patio Door at Owner's Suite    |
| 5 Upper Level Bath                                 | 12 Cabinets at Backside of Island |
| 6 Built-ins  | 13 Side View Window               |
| 7 Owners Luxury Bath                               | 14 Unfinished Storage             |

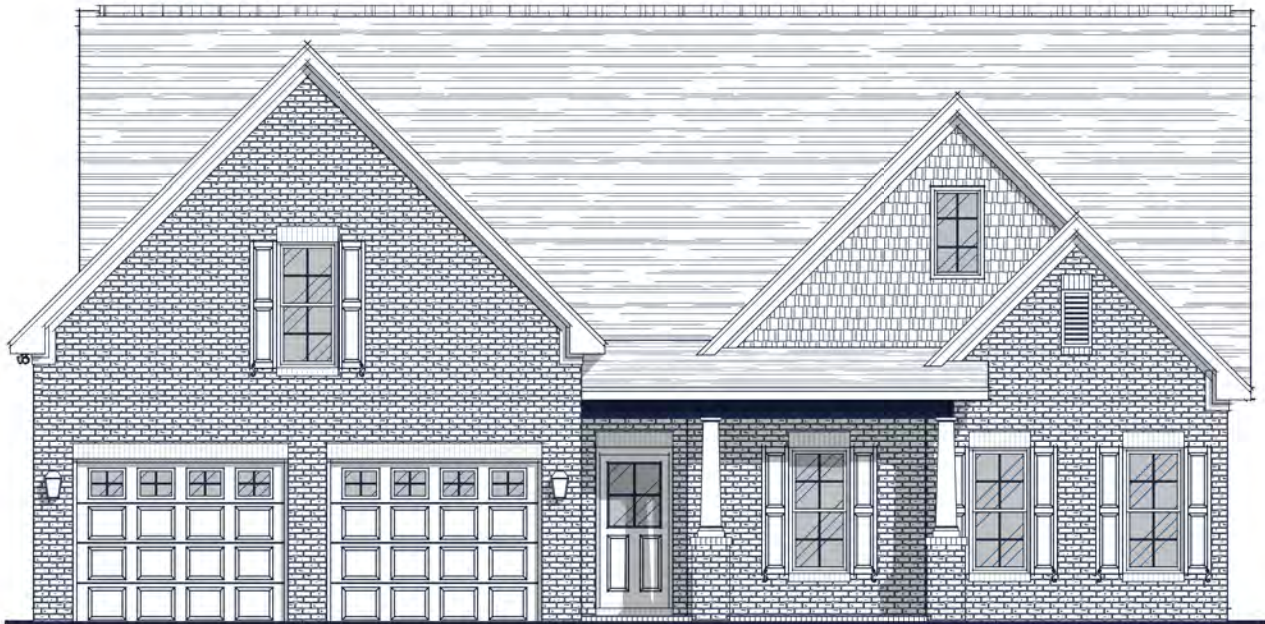
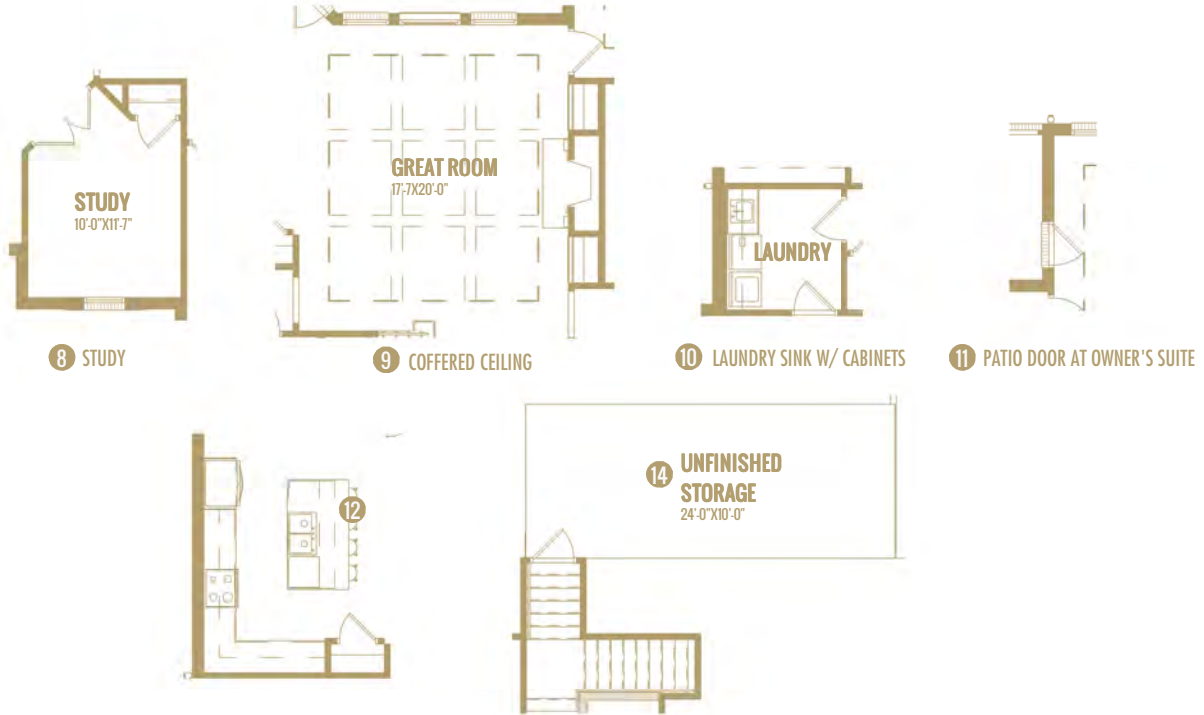
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4/17/2023 10:40:42 AM

# FLOOR PLAN: PENNY TRADITIONAL



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# FLOOR PLAN: PENNY TRADITIONAL



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

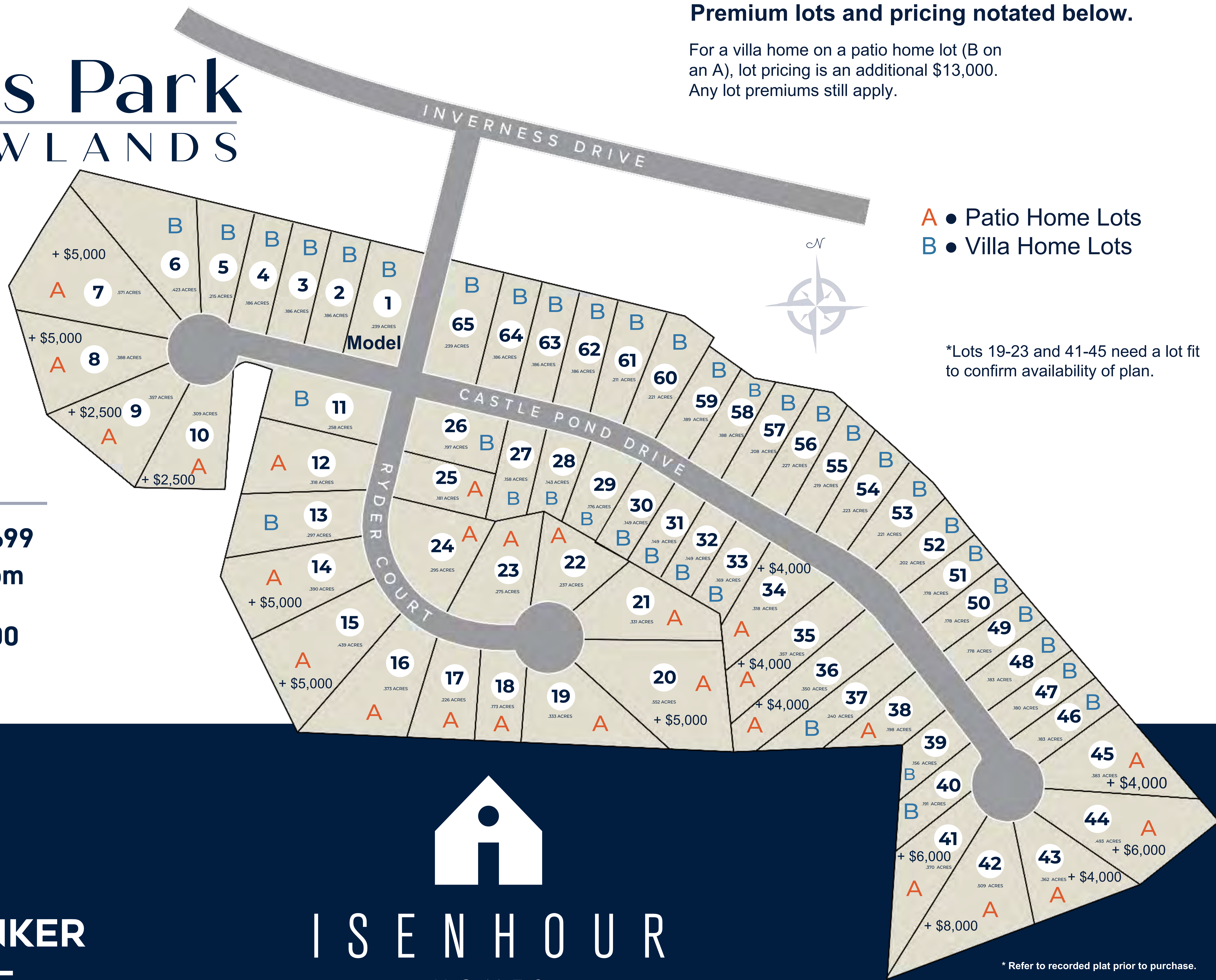
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4/17/2023 10:41:35 AM

# Inverness Park

## AT MEADOWLANDS

Premium lots and pricing notated below.

For a villa home on a patio home lot (B on an A), lot pricing is an additional \$13,000. Any lot premiums still apply.



- A ● Patio Home Lots
- B ● Villa Home Lots

\*Lots 19-23 and 41-45 need a lot fit to confirm availability of plan.

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**Andy Millsaps | 336-816-3699**  
 amillsaps@cbadvantage.com

**Lawana Jay | 336-880-1100**  
 ljay@cbadvantage.com



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**I S E N H O U R  
 H O M E S**

\* Refer to recorded plat prior to purchase.