



*the community*

# OLD MILL TWIN HOMES



*presented by*

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YOU'RE IN GREAT HANDS





# 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

### 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 with irrigation
- Sheetrocked and painted garage
- Accessible storage areas (per plan)
- Covered Porch

### 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 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



# OLD MILL TWIN HOMES

## Delightful Designer Kitchens

- 36" stained wall cabinets, choice of 3 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 3 styles
- Granite countertops with undermount sinks
- Full width mirror above vanities
- Moen chrome water-saving bath faucets
- Fiberglass 5' shower
- Water-saver elongated toilet

### Secondary Baths:

- 34" stained cabinets, choice of 3 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

## Flawless Flooring


- Palmetto Road 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, and study (per plan)
- Tile or luxury vinyl plank in all full 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.



# OLD MILL TWIN HOMES

## Twin Homes

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PLAN	BEDROOMS	BATHS	SQ. FOOTAGE
Cara	2	2	1452
Judy	3	2	1649

## Structural Options

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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.

# FLOOR PLAN: CARA CLASSIC



## Specs:

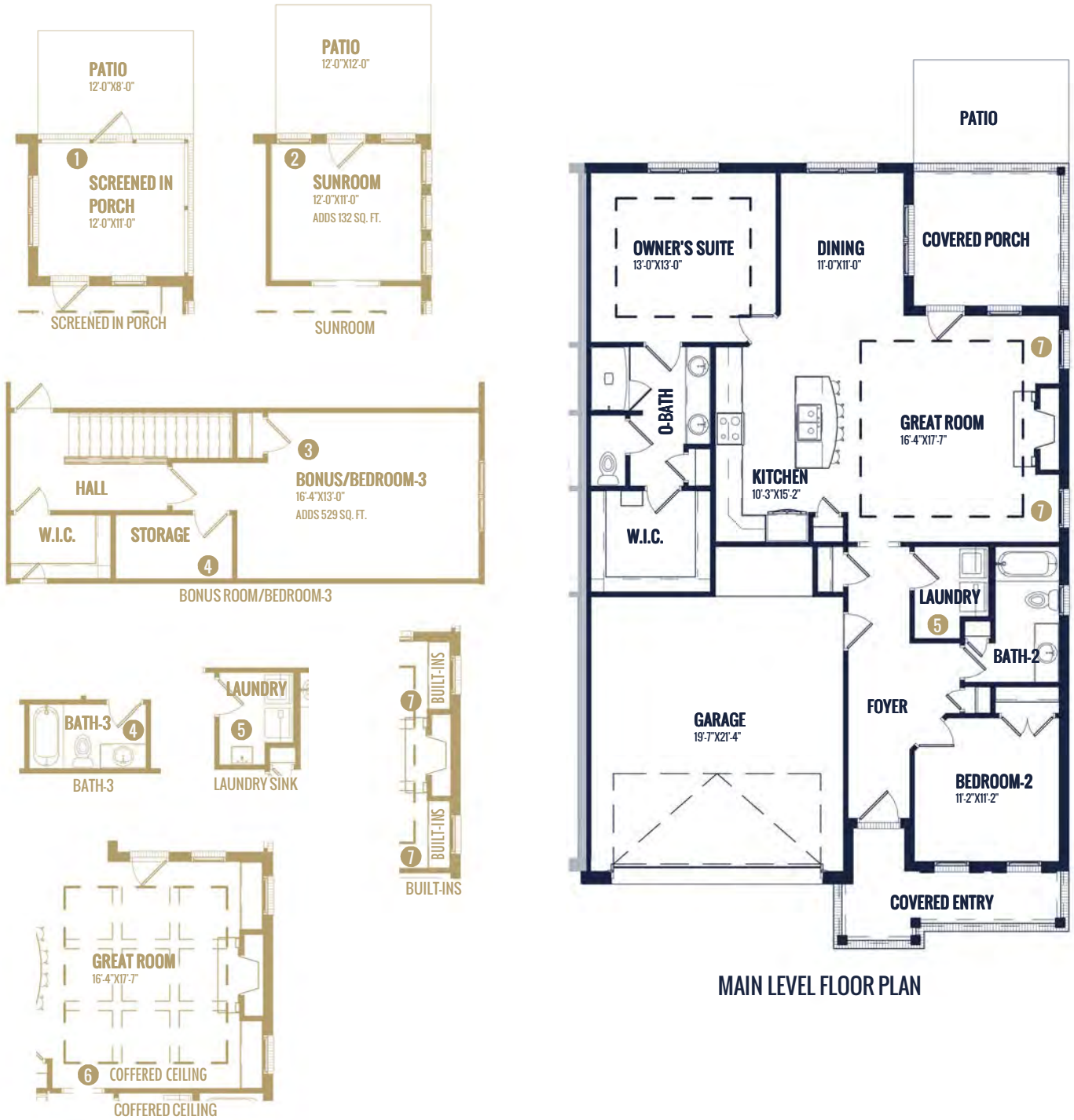
Bedrooms: 2 -3  
 Bathrooms: 2 -3  
 Square Footage: 1,443 Sq.Ft.  
 Width: 37' - 4 3/4"  
 Depth: 60' - 8"

## Options Shown:

- ① Screened in Porch
- ② Sunroom (Adds 132 Sq.Ft.)
- ③ Bonus/Bedroom-3 (Adds 529 Sq.Ft.)
- ④ Bath-3
- ⑤ Laundry Sink
- ⑥ Coffered Ceiling
- ⑦ Built-ins

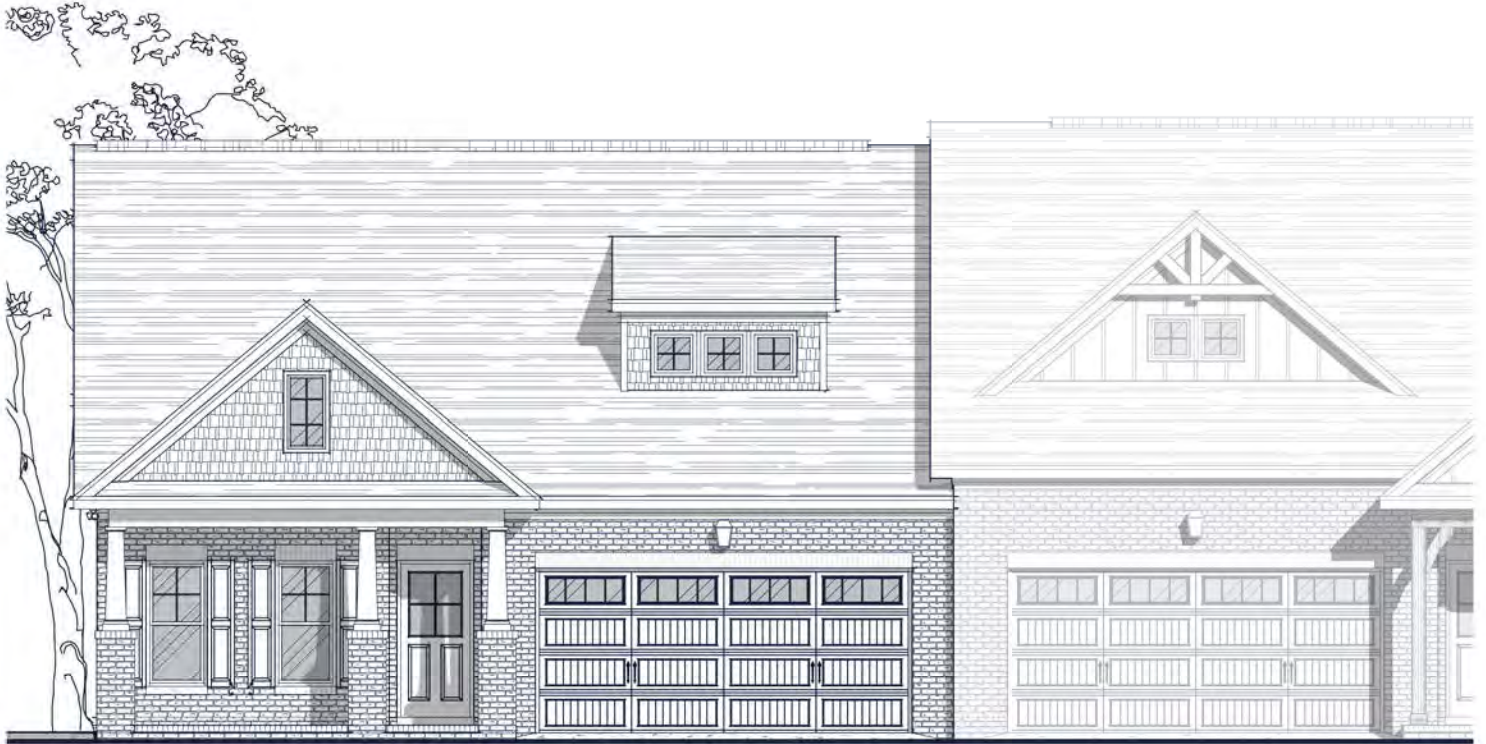
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# FLOOR PLAN: CARA CLASSIC



MAIN LEVEL FLOOR PLAN

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## Specs:

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 Bathrooms: 2 -3  
 Square Footage: 1,443 Sq.Ft.  
 Width: 37' - 4 3/4"  
 Depth: 59' - 4"

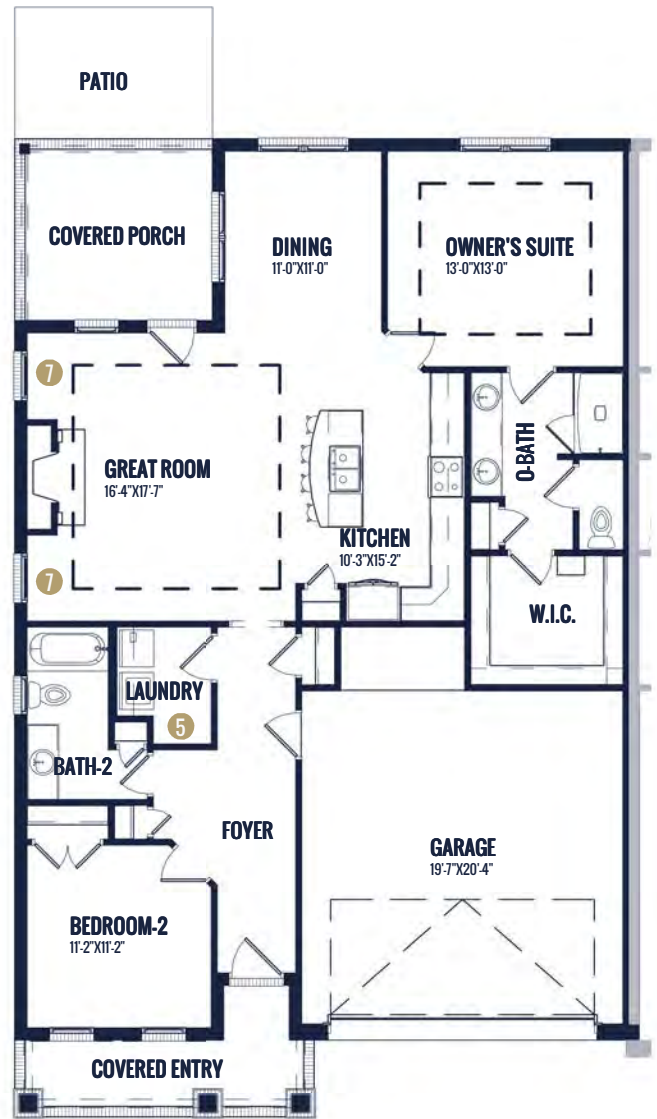
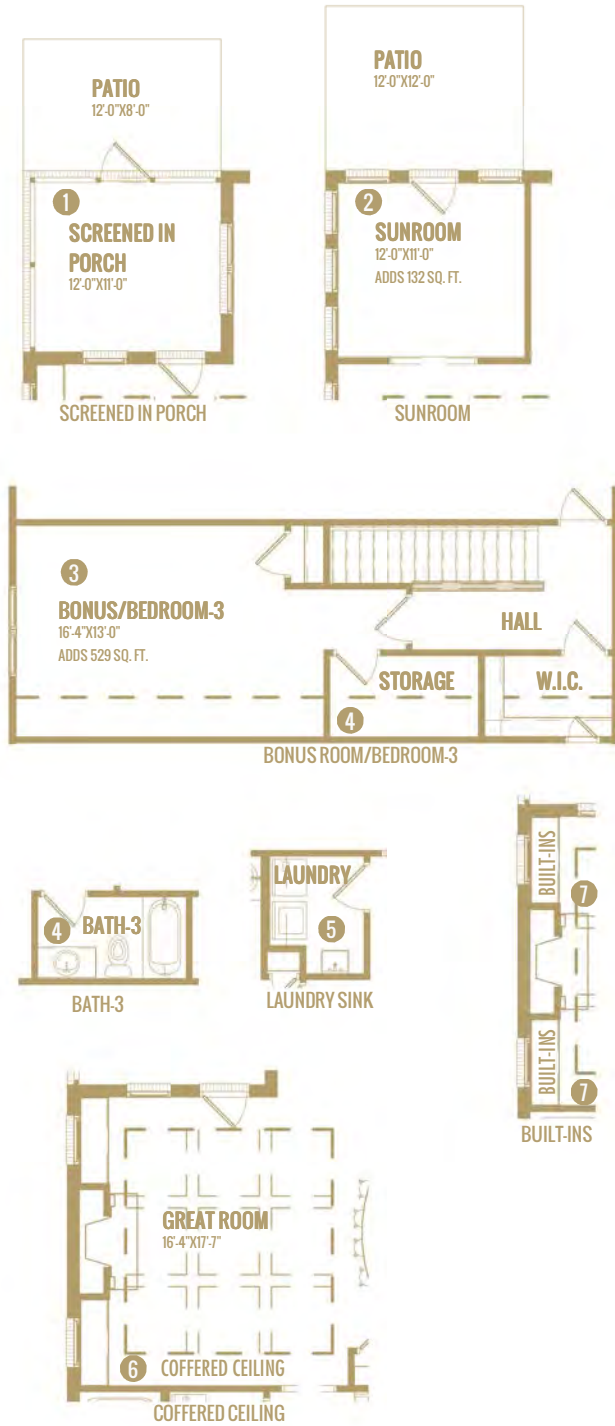
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# FLOOR PLAN: CARA TRADITIONAL



**MAIN LEVEL FLOOR PLAN**

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# FLOOR PLAN: JUDY CLASSIC



## Specs:

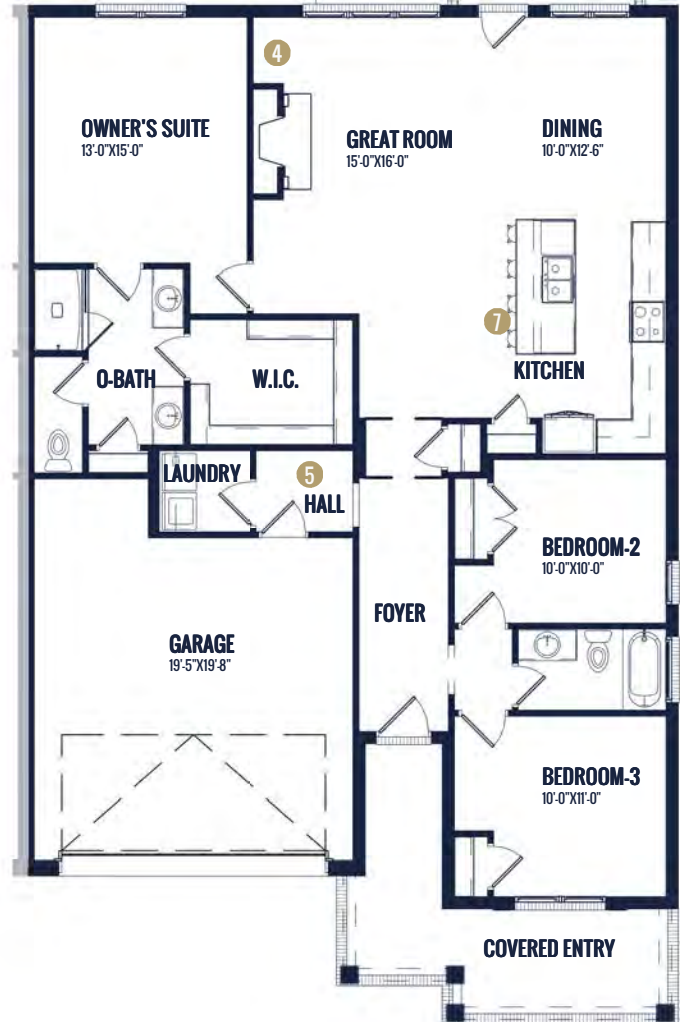
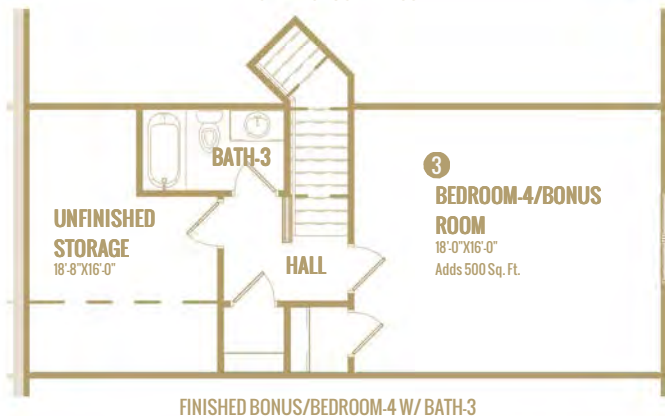
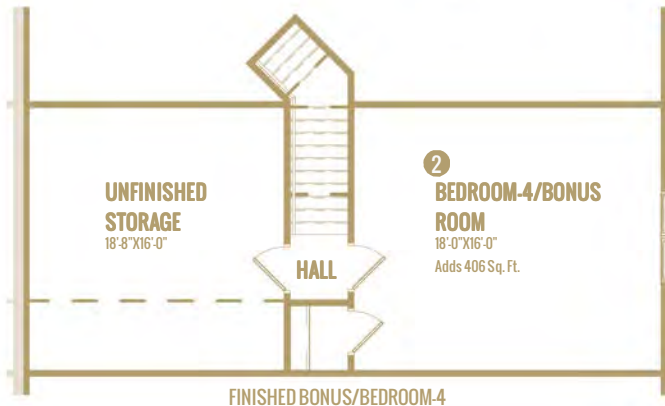
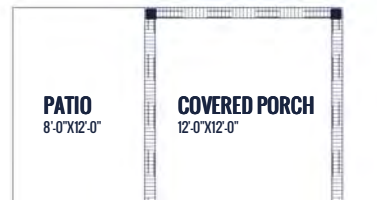
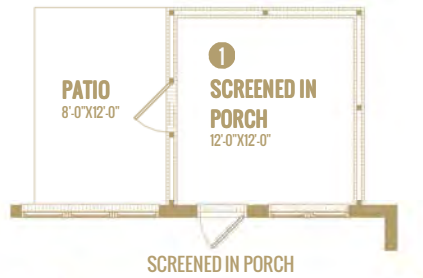
Bedrooms: 3 -4  
 Bathrooms: 2 -3  
 Square Footage: 1,641 Sq.Ft.  
 Width: 40' - 0"  
 Depth: 61' - 10"

## Options Shown:

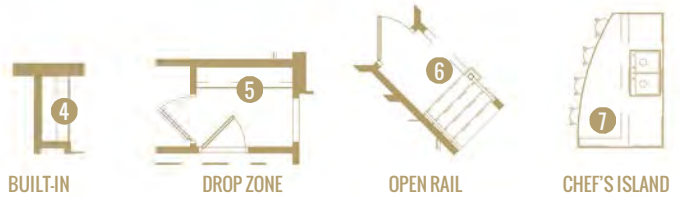
- |  |                 |
|--|-----------------|
| 1 Screened in Porch                              | 6 Open Rails    |
| 2 Bonus/Bedroom-4<br>(Adds 406 Sq.Ft.)           | 7 Chef's Island |
| 3 Bonus/Bedroom-4 w/ Bath-3<br>(Adds 500 Sq.Ft.) | 8 Dormer        |
| 4 Built-ins                                      |                 |
| 5 Drop Zone (Allowed w/ no<br>Bonus level above) |                 |

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# FLOOR PLAN: JUDY CLASSIC



MAIN LEVEL FLOOR PLAN



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# FLOOR PLAN: JUDY TRADITIONAL



## Specs:

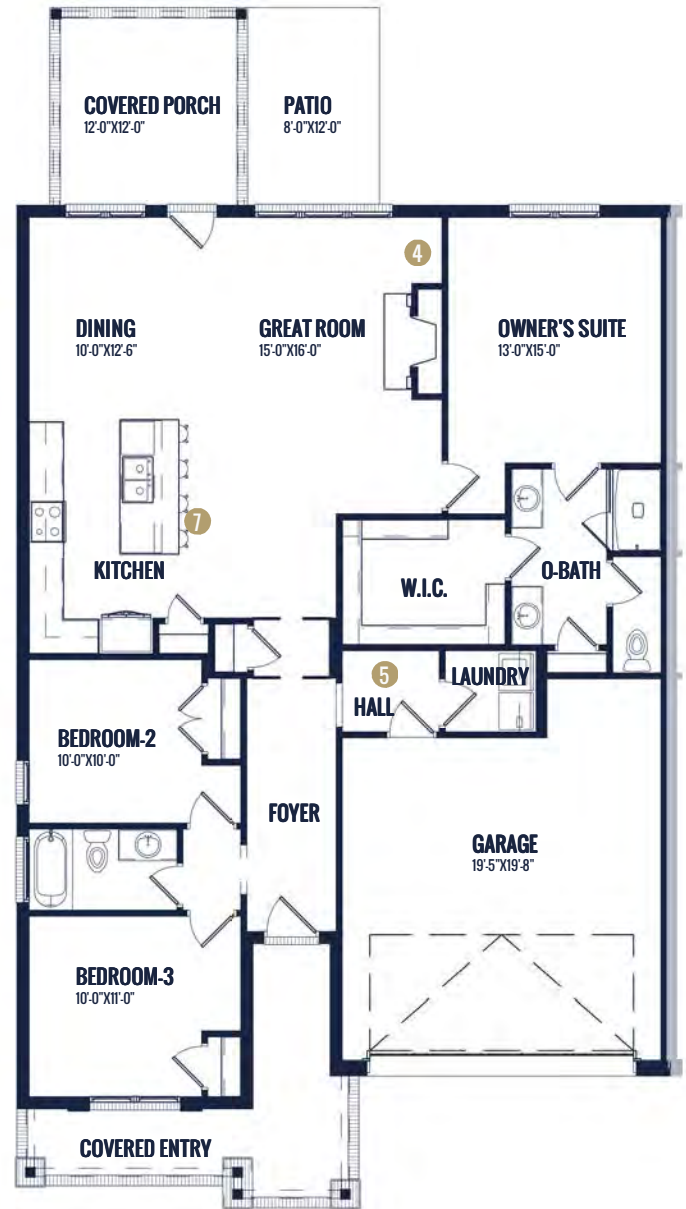
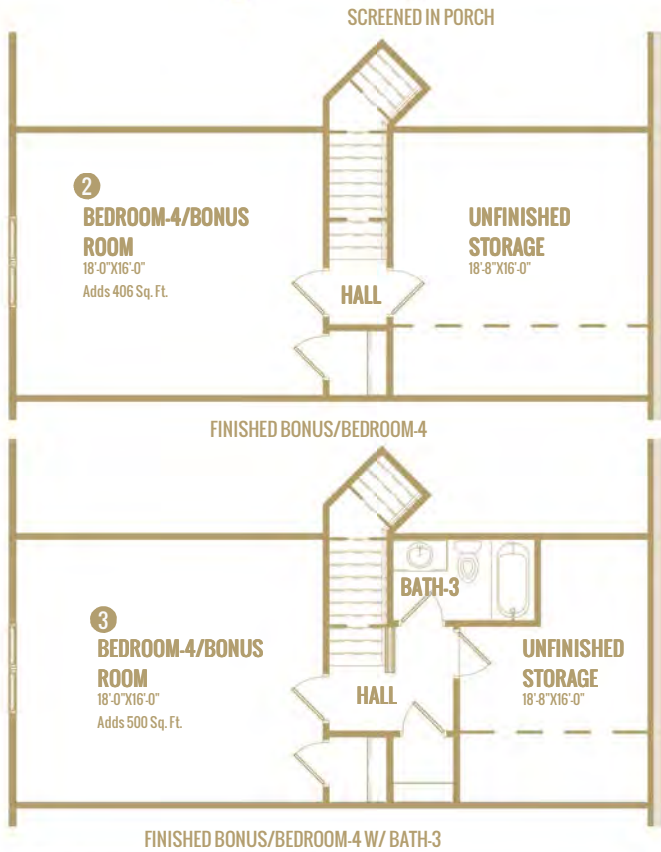
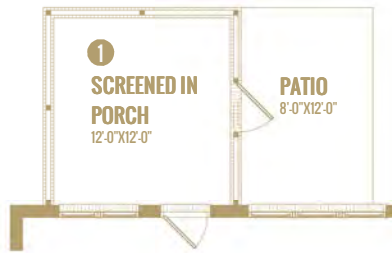
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# FLOOR PLAN: JUDY TRADITIONAL



MAIN LEVEL FLOOR PLAN



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