



*the community*

# ROSEWOOD



*presented by*

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# 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 for Single Family Homes

### 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 shelving organizing closet systems in all closets and pantry
- Designer Progress Lighting brushed nickel or bronze 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

## Delightful Designer Kitchens

- 36" stained wall cabinets, choice of 2 styles, with crown moulding
- Frigidaire 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 with separate shower or garden tub/shower combo (per plan)
- 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

## 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 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.



# ROSEWOOD

## Single Family Homes

PLAN	STYLE	BEDROOMS	BATHS	SQ. FOOTAGE
Lily	Transitional	3	2	2142
Lily	Traditional	3	2	2151
Barrington	French Country	3	2	2241
Barrington	Transitional	3	2	2241
Oxford	Transitional	3	2	2298
Penny	Traditional	3	2-3	2311
Reece	Transitional	4	3.5	2772
Reece	Traditional	4	3.5	2776
Adeline	Transitional	4	3.5	2898
Adeline	French Country	4	3.5	2935
Huntington	Transitional	4	3	3128
Bradley	French Country	4	3.5	3200
Ellington	Classic	4	3.5	3338
Ellington	French Country II	4	3.5	3396

## Structural Options

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

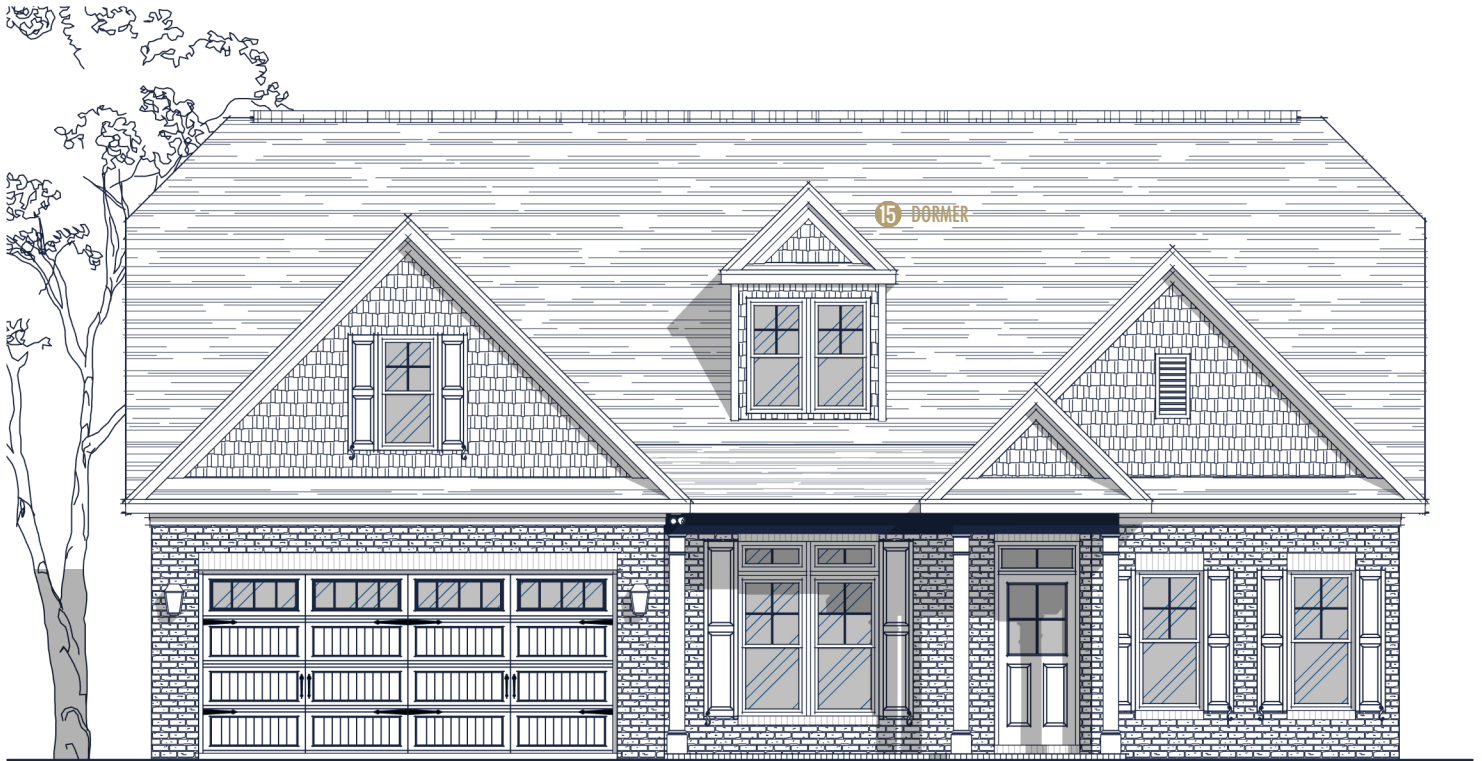
Prices are based on concrete slab foundation.

 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.



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# FLOOR PLAN: LILY TRANSITIONAL



## Specs:

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

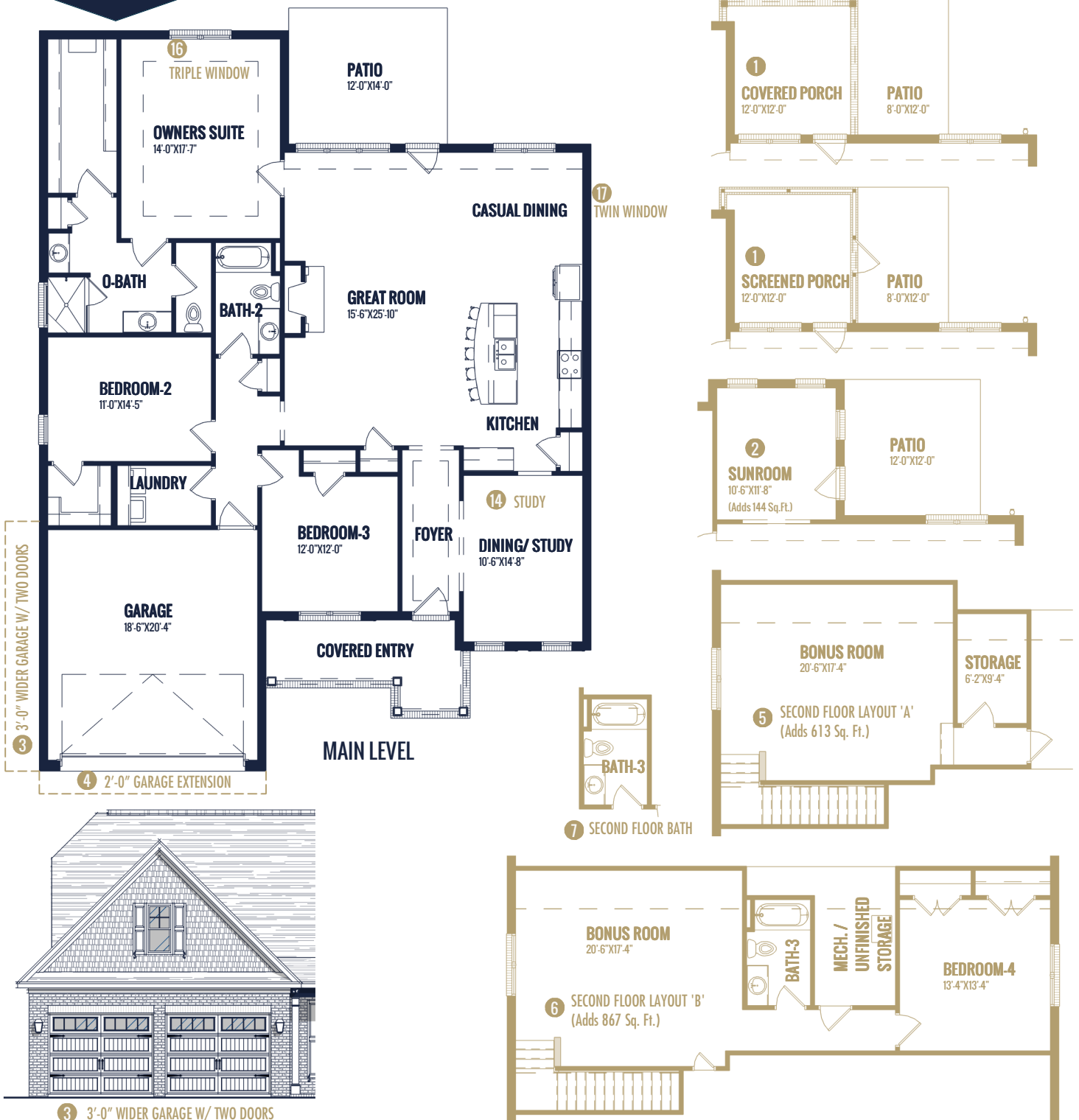
## Options Shown:

- 1 Covered / Screened in Porch
- 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

Watercolors, illustrations, and floor plans are for marketing purposes only and are subject to change at builder's discretion. Square footage is outside veneer and should be independently verified. This is not a legal document.  
4/20/2023 2:59:02 PM



# FLOOR PLAN: LILY TRANSITIONAL

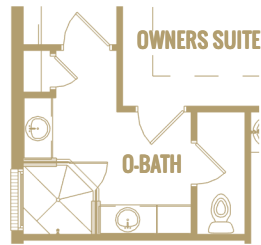


3 3'-0" WIDER GARAGE W/ TWO DOORS

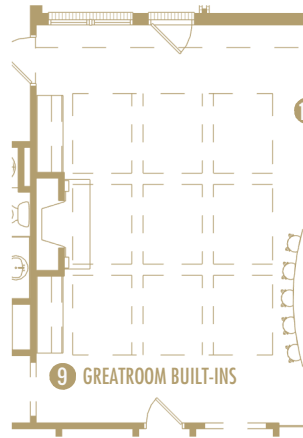
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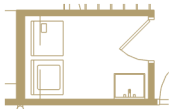
# FLOOR PLAN: LILY TRANSITIONAL



8 OWNERS BATH LUXURY LAYOUT



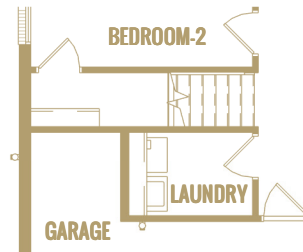
10 GREATROOM TRAY W/  
COFFERED CEILING  
(not available with  
second floor options)



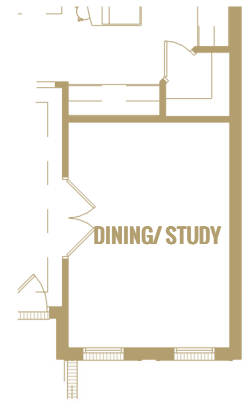
11 LAUNDRY SINK



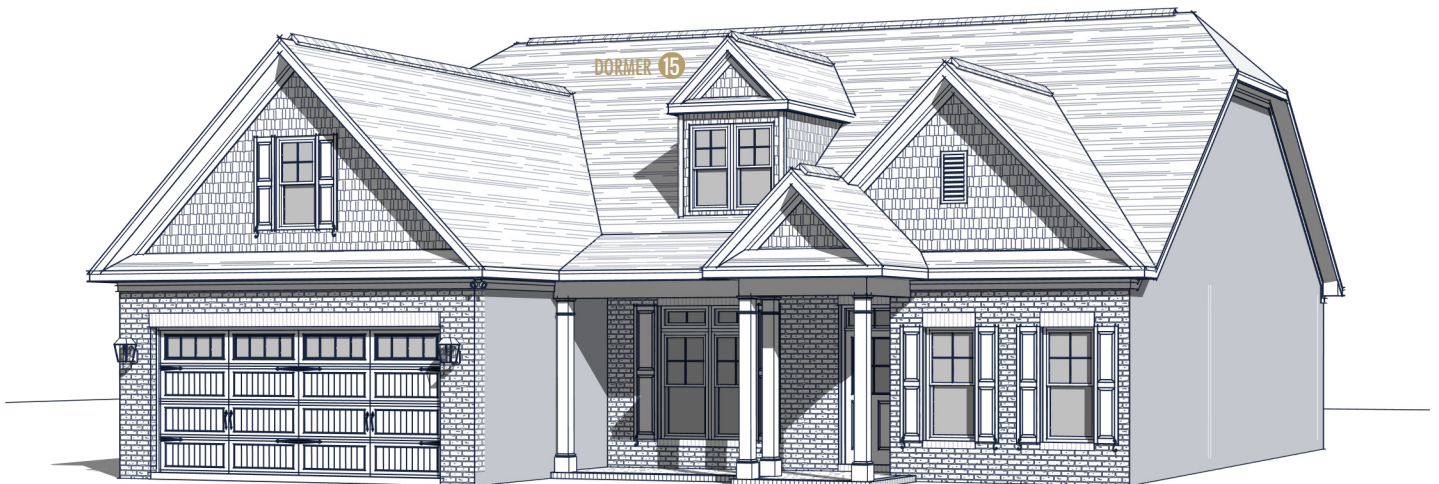
12 BEDROOM 2  
ENSUITE BATH



13 GARAGE STORAGE  
(requires second floor option)



14 STUDY



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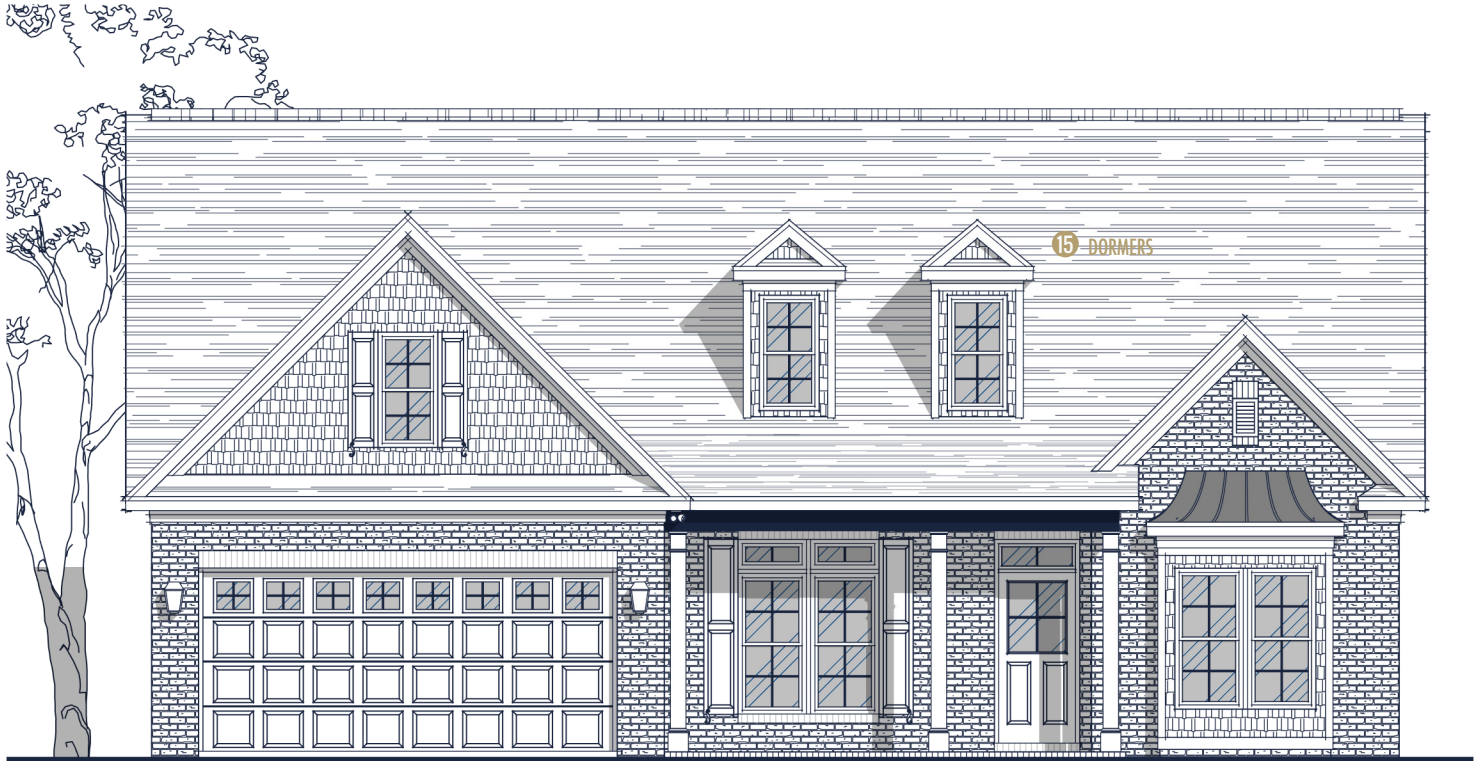
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# FLOOR PLAN: LILY TRADITIONAL



## Specs:

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

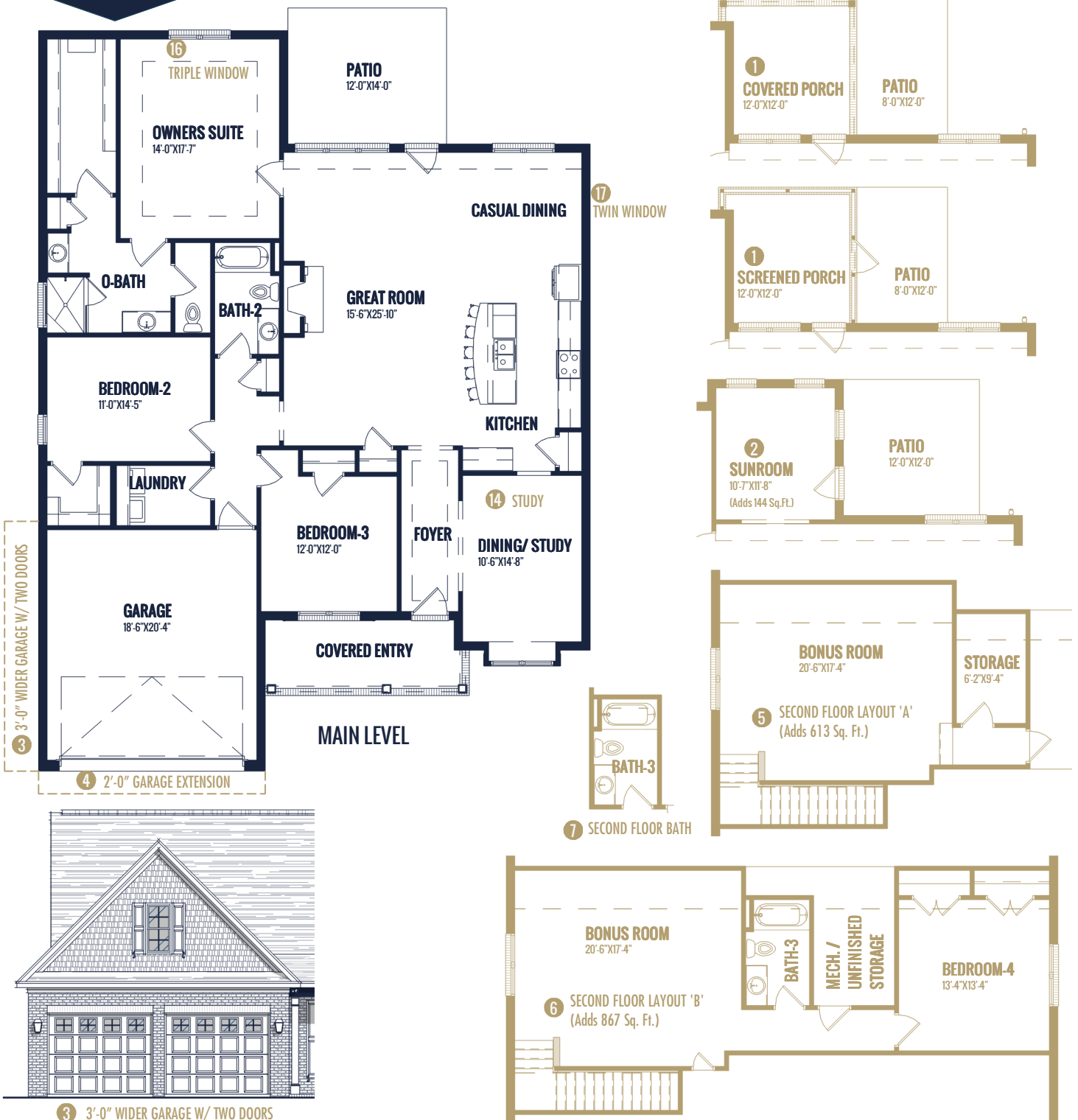
## Options Shown:

- 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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# FLOOR PLAN: LILY TRADITIONAL

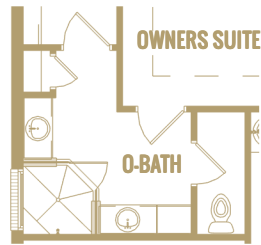


3 3'-0" WIDER GARAGE W/ TWO DOORS

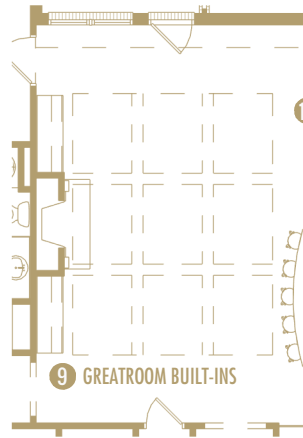
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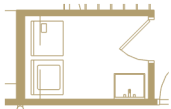
# FLOOR PLAN: LILY TRADITIONAL



8 OWNERS BATH LUXURY LAYOUT



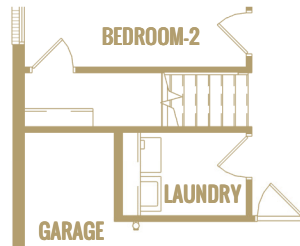
9 GREATROOM BUILT-INS



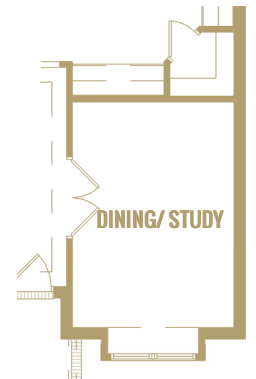
11 LAUNDRY SINK



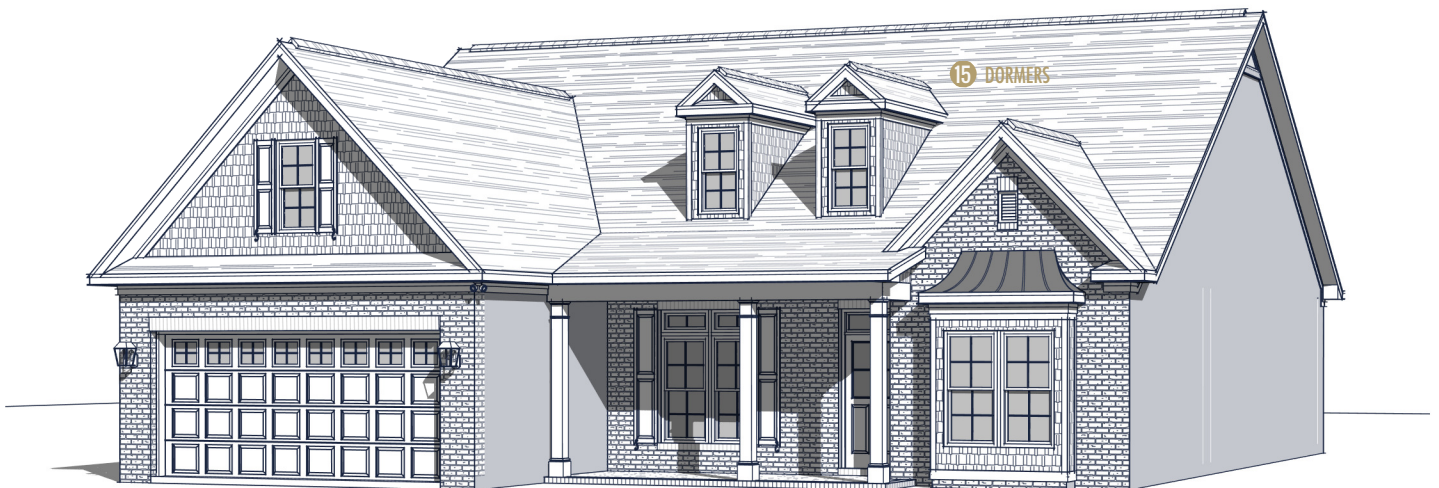
12 BEDROOM 2  
ENSUITE BATH



13 GARAGE STORAGE  
(requires second floor option)

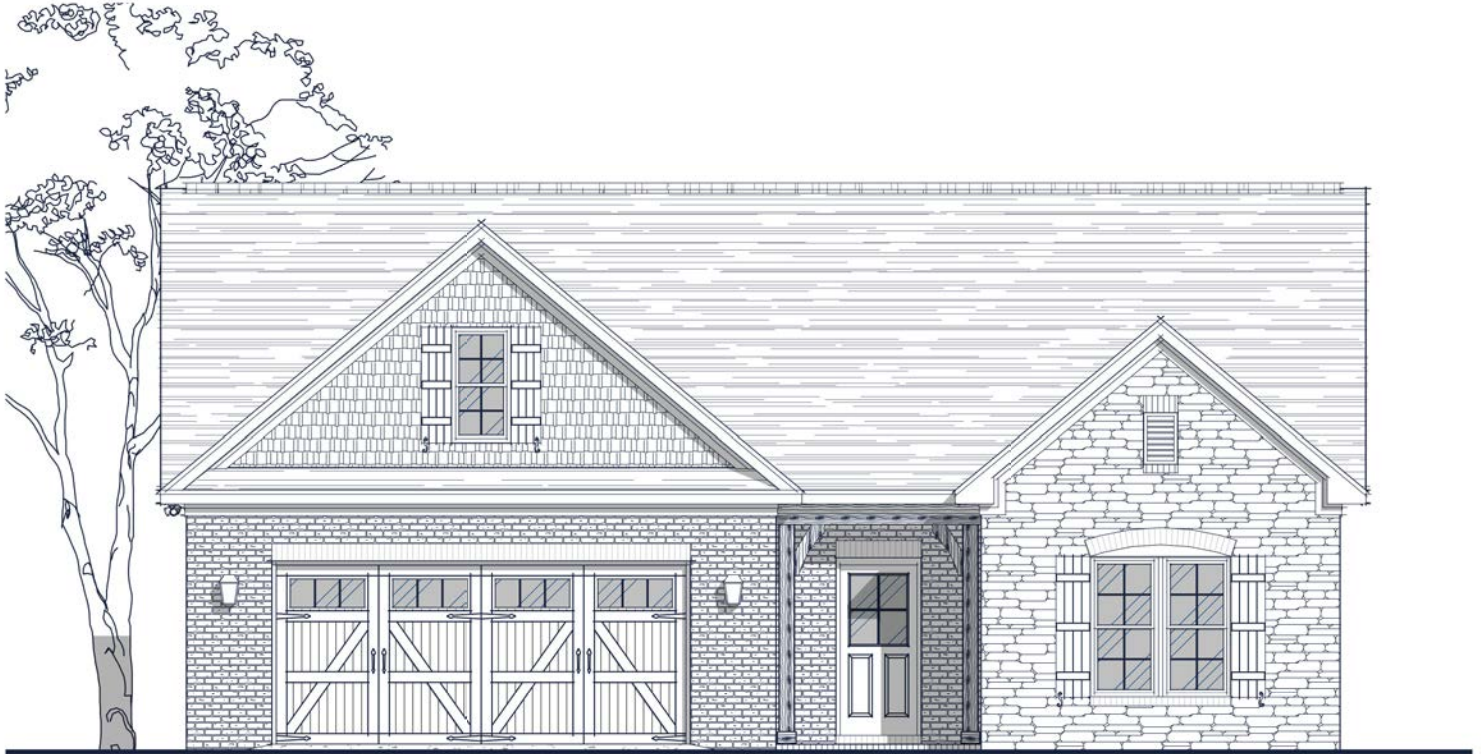


14 STUDY



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## Specs:

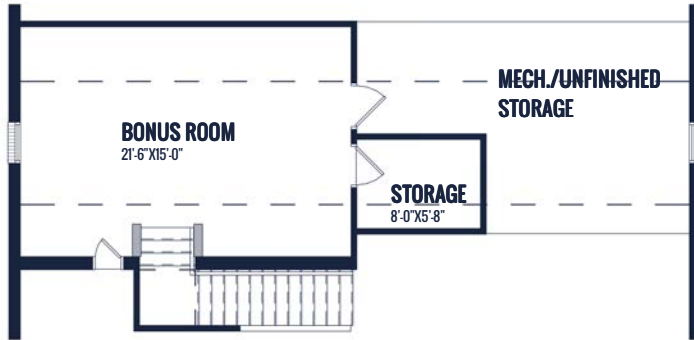
Bedrooms:	3
Bathrooms:	2
Square Footage:	2,241 Sq.Ft.
First Level:	1,765 Sq.Ft.
Second Level:	476 Sq.Ft.
Width	45'-0"
Depth:	56'-4"

## Options Shown:

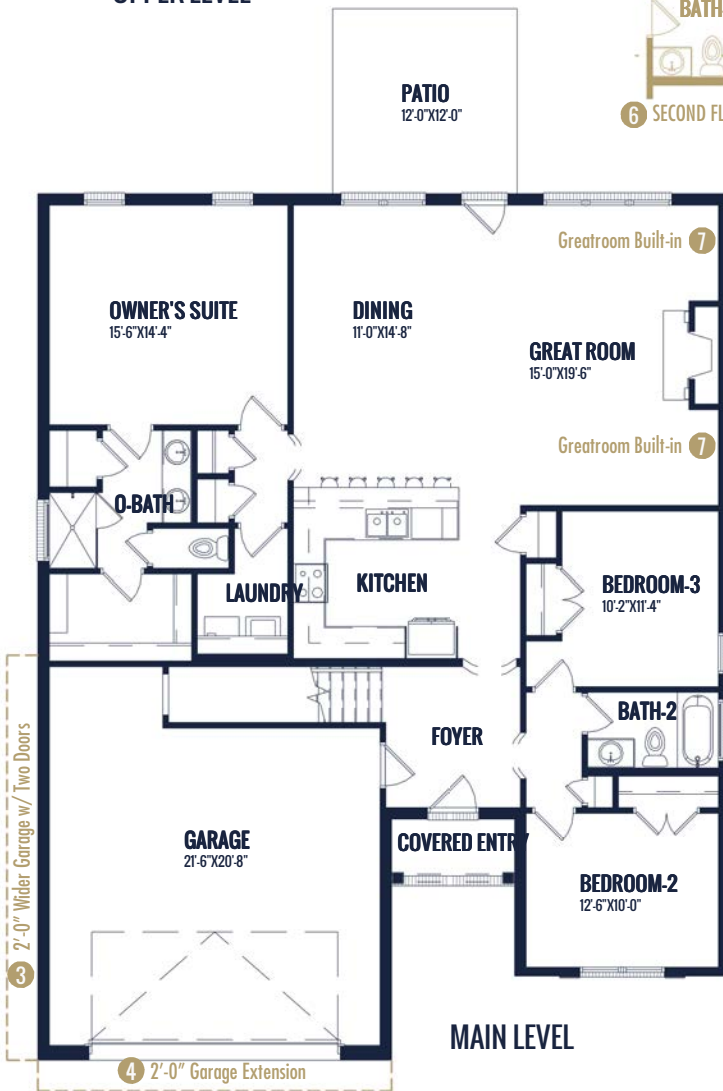
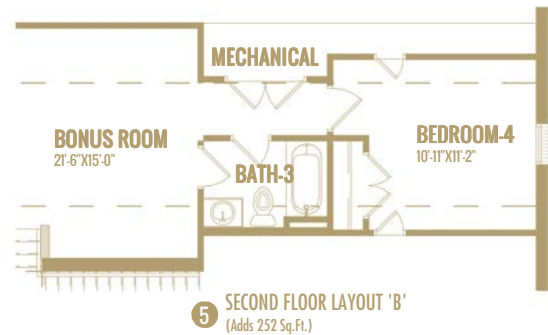
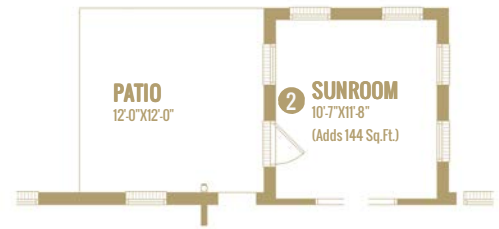
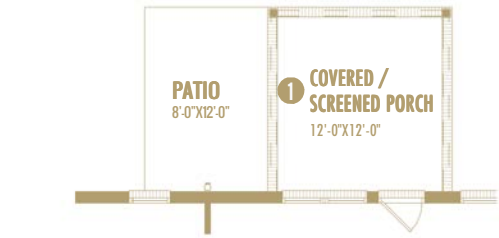
- |   |                      |
|---|----------------------|
| 1 Covered / Screened in Porch                   | 6 Second Floor Bath  |
| 2 Sunroom (Adds 144 Sq.Ft.)                     | 7 Greatroom Built-in |
| 3 2'-0" Wider Garage w/ Two Doors               |                      |
| 4 2'-0" Garage Extension                        |                      |
| 5 Second Floor Layout 'B'<br>(Adds 252 Sq. Ft.) |                      |

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# FLOOR PLAN: BARRINGTON FRENCH COUNTRY



**UPPER LEVEL**



**MAIN LEVEL**

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# FLOOR PLAN: BARRINGTON TRANSITIONAL



## 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
- ② Sunroom (Adds 144 Sq.Ft.)
- ③ 2'-0" Wider Garage w/ Two Doors
- ④ 2'-0" Garage Extension
- ⑤ Second Floor Layout 'B' (Adds 252 Sq. Ft.)
- ⑥ Second Floor Bath
- ⑦ Greatroom Built-in

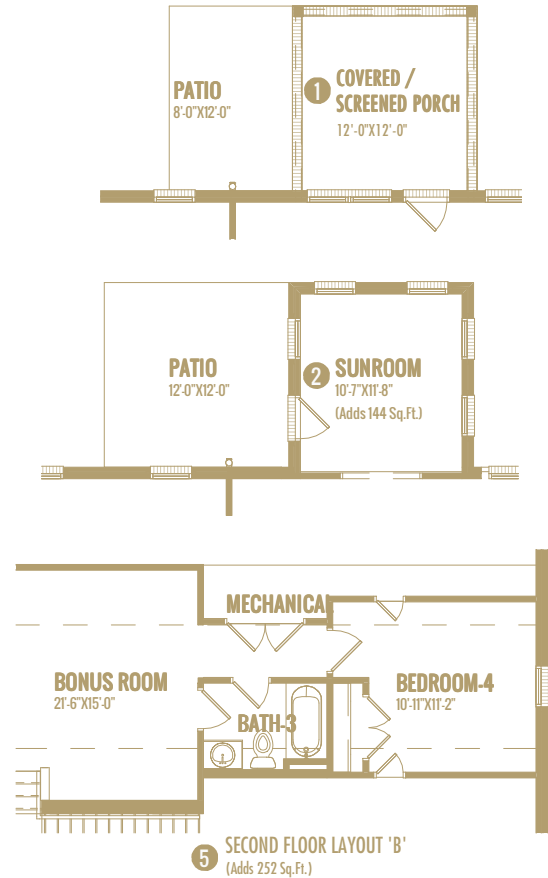
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 7/13/2023 12:59:35 PM

3411 Healy Drive, Suite A | **Winston-Salem, NC 27103** | 336-659-8211  
 4330 Southport Supply Rd, Suite 101 | **Southport, NC 28461** | 910-363-1620



**IsenhourHomes.com**

# FLOOR PLAN: BARRINGTON TRANSITIONAL



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## 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 488 Sq. Ft.) 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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# FLOOR PLAN: OXFORD TRANSITIONAL

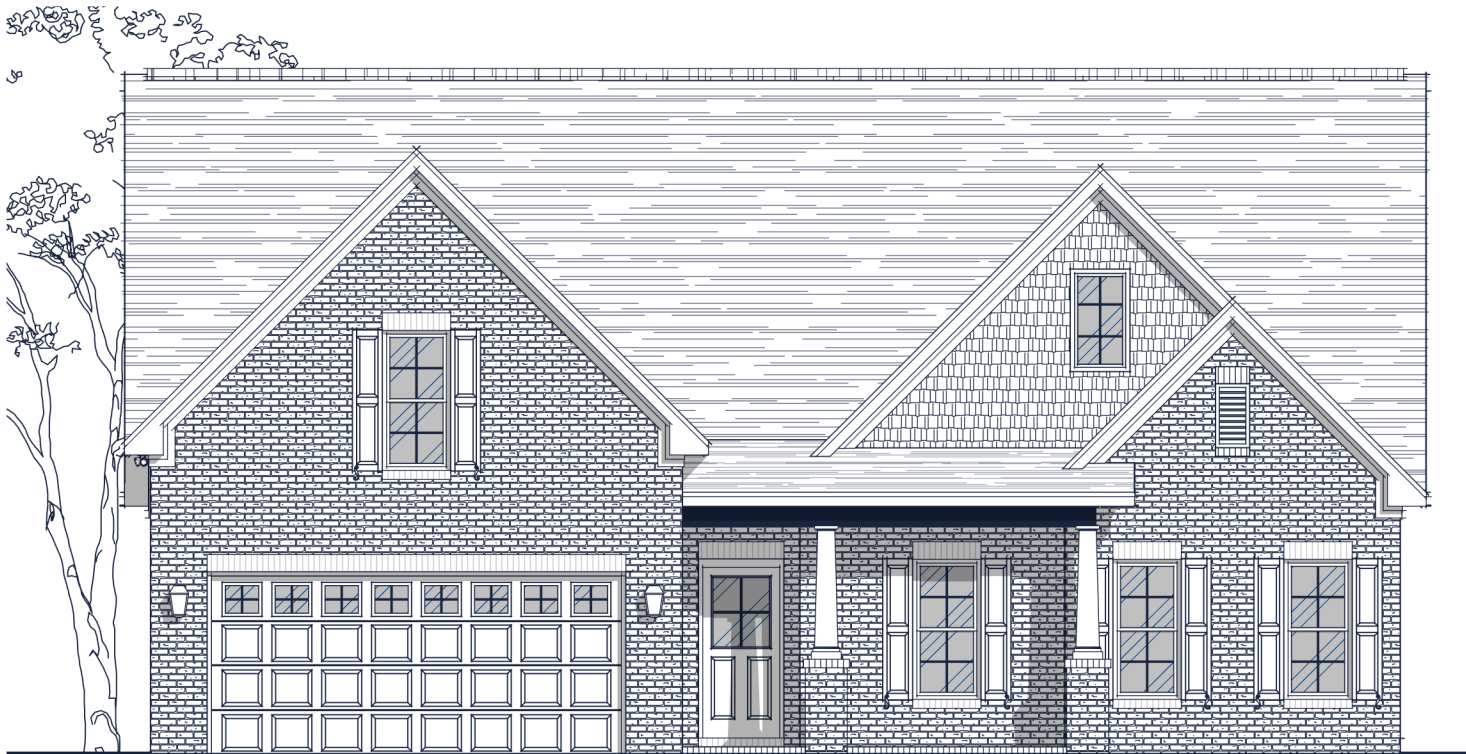


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# FLOOR PLAN: PENNY TRADITIONAL



## 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"

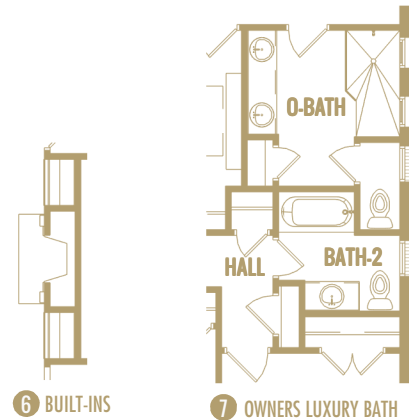
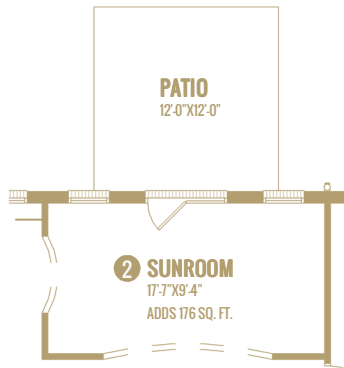
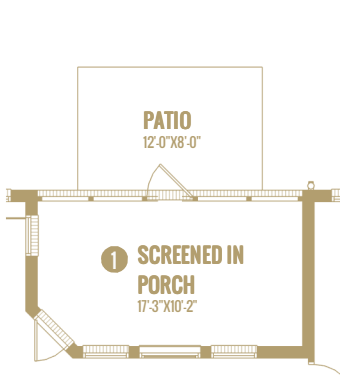
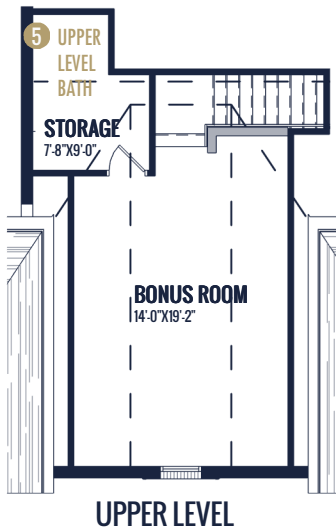
## Options Shown:

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

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# FLOOR PLAN: PENNY TRADITIONAL

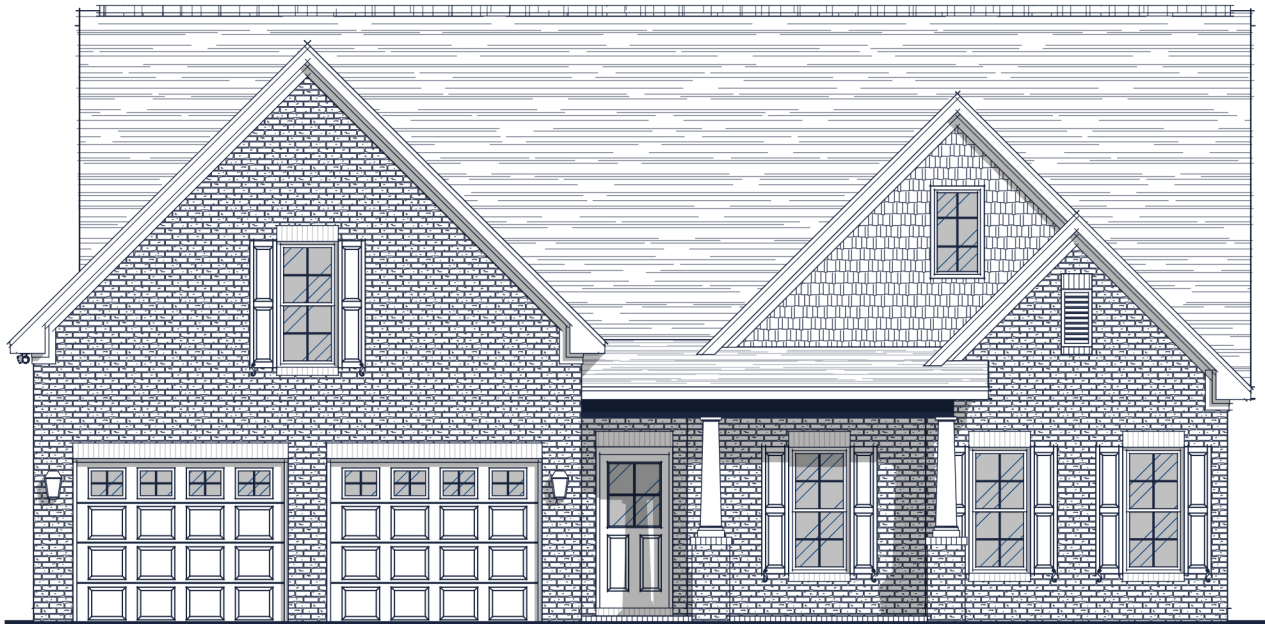


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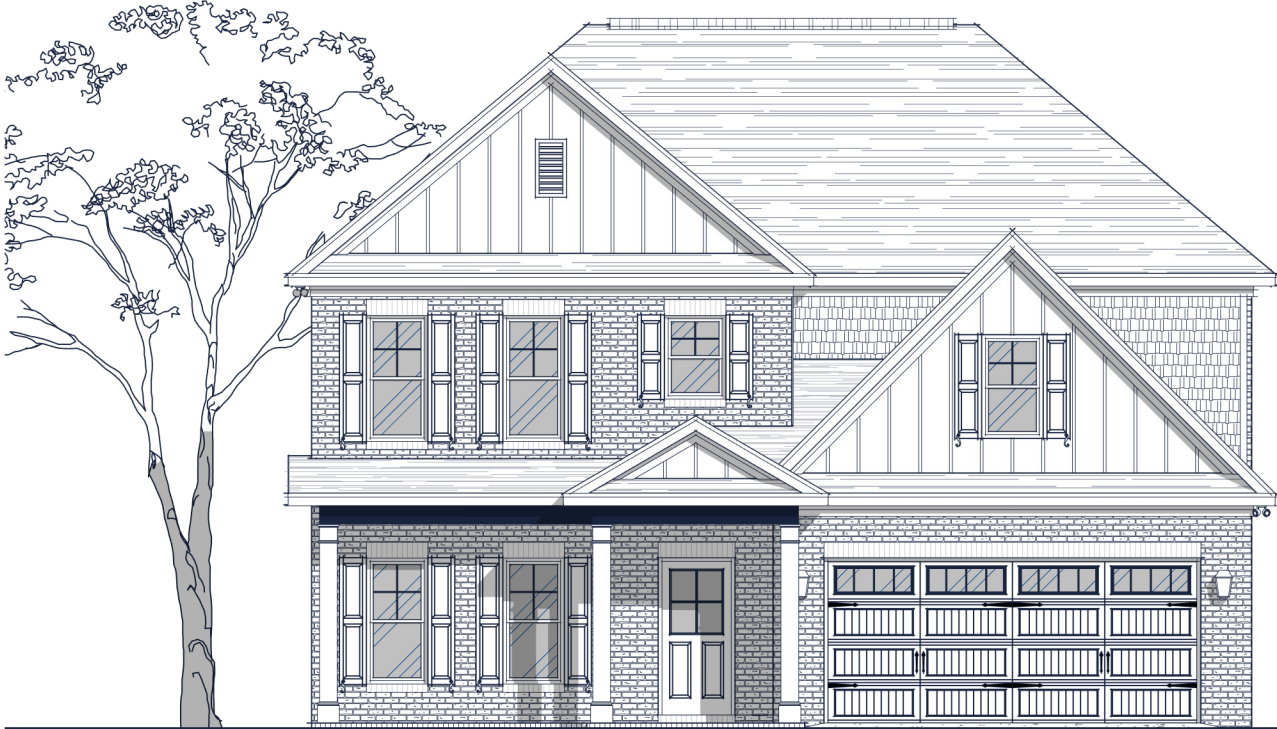
# FLOOR PLAN: PENNY TRADITIONAL



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

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## Specs:

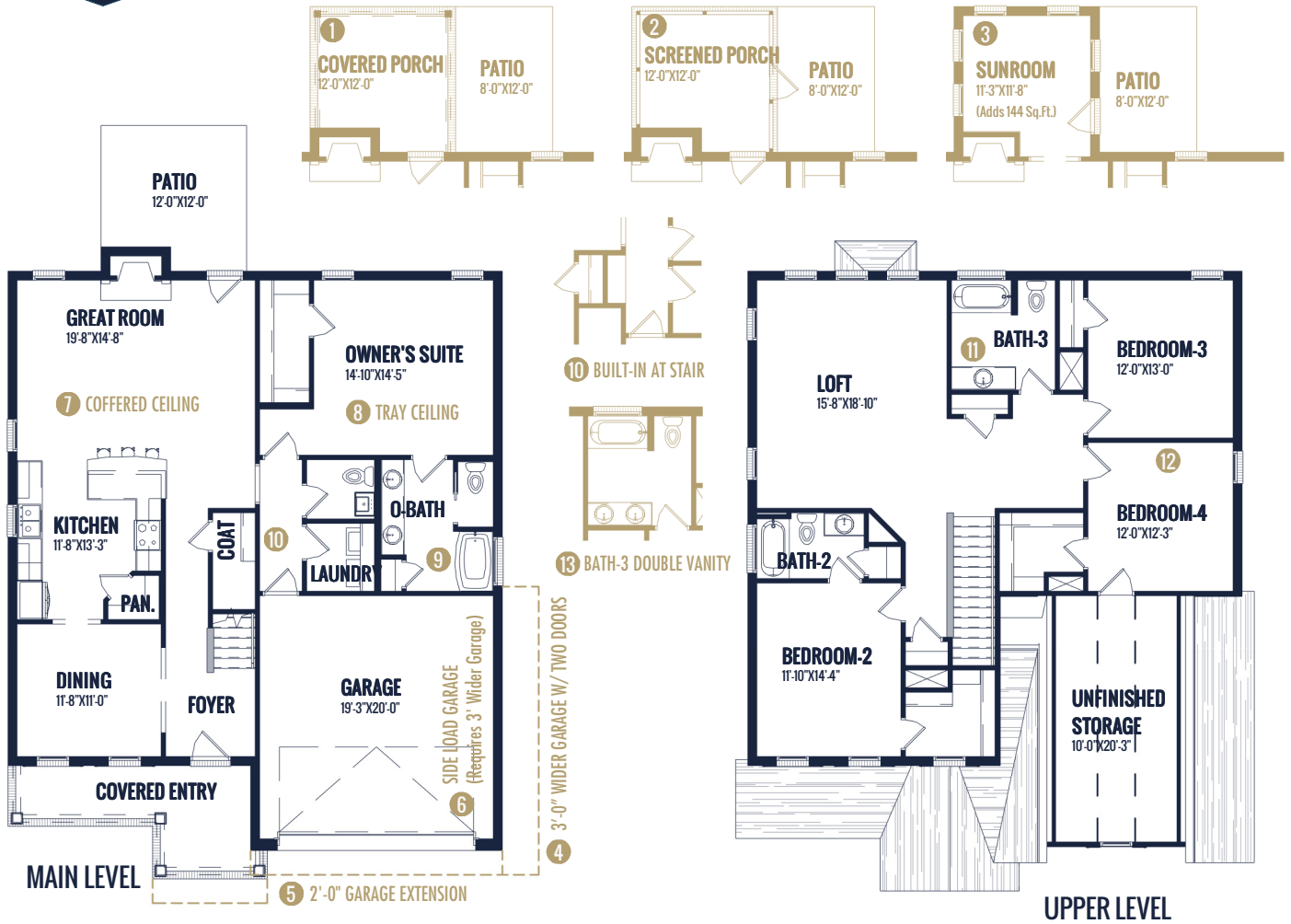
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	2,772
First Level:	1,391
Second Level:	1,381
Width:	40' - 9"
Depth:	52' - 1"

## Options Shown:

- |   |                             |
|---|-----------------------------|
| 1 Covered Porch                                     | 7 Coffered Ceiling          |
| 2 Screened in Porch                                 | 8 Owners Suite Tray Ceiling |
| 3 Sunroom (Adds 144 Sq.Ft.)                         | 9 Owners Bath Tile Shower   |
| 4 3'-0" Wider Garage w/ Two Doors                   | 10 Built-In at Stair        |
| 5 2'-0" Garage Extension                            | 11 Bath-3 Double Vanity     |
| 6 Side Load Garage<br>(Requires 3'-0" Wider Garage) | 12 Bath-3 Jack-n-Jill       |

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6/24/2022 5:28:44 PM

# FLOOR PLAN: REECE TRANSITIONAL



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



6 SIDE LOAD GARAGE (Requires 3' Wider Garage)



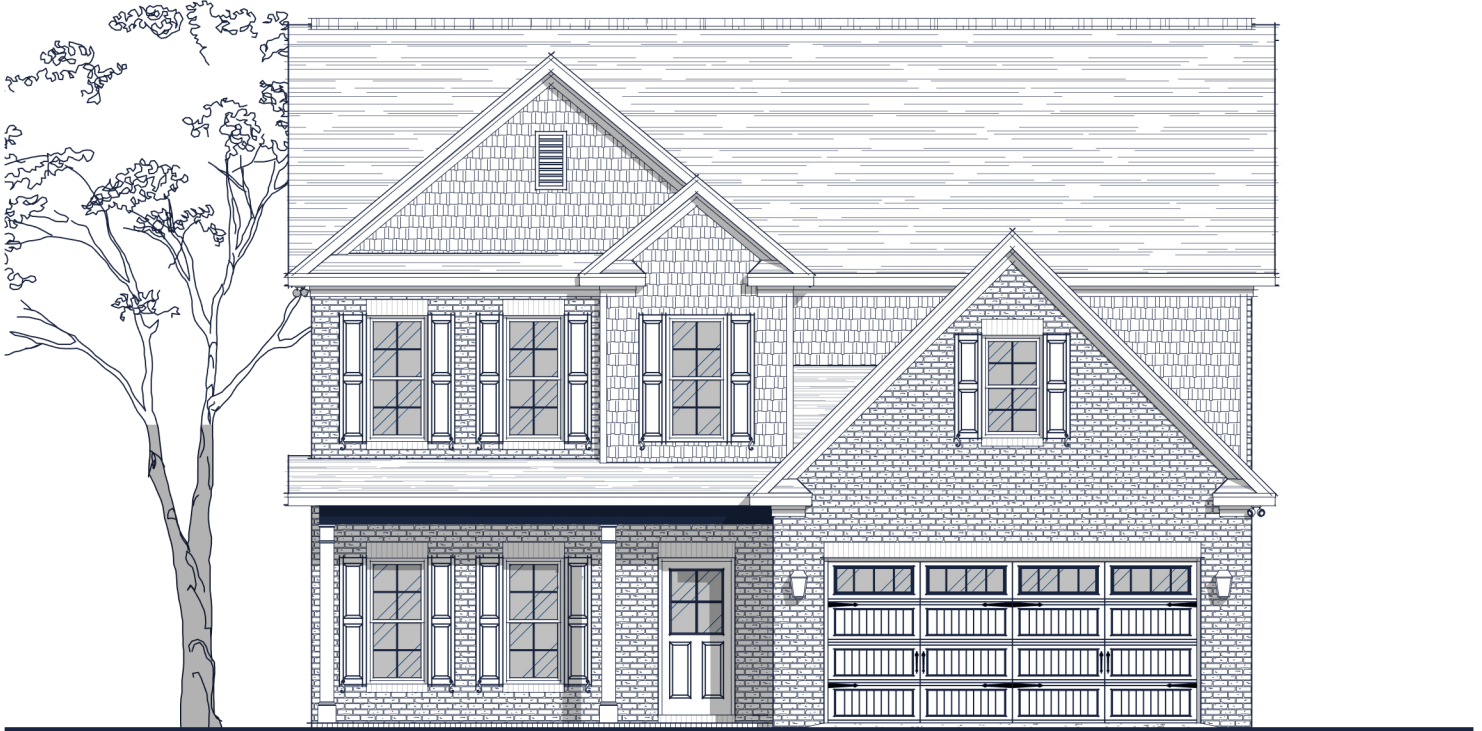
12 BATH-3 JACK-N-JILL

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# FLOOR PLAN: REECE TRADITIONAL



## Specs:

Bedrooms: 4  
 Bathrooms: 3.5  
 Square Footage: 2,776 Sq.Ft.  
 First Level: 1,391 Sq.Ft.  
 Second Level: 1,386 Sq.Ft.  
 Width: 40' - 9"  
 Depth: 47' - 9"

## 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 Side Load Garage (Requires 3'-0" Wider Garage)
- 7 Coffered Ceiling
- 8 Owners Suite Tray Ceiling
- 9 Owners Bath Tile Shower
- 10 Built-In at Stair
- 11 Bath-3 Double Vanity
- 12 Bath-3 Jack-n-Jill

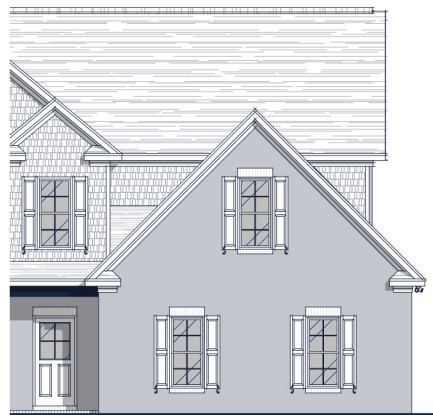
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# FLOOR PLAN: REECE TRADITIONAL



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



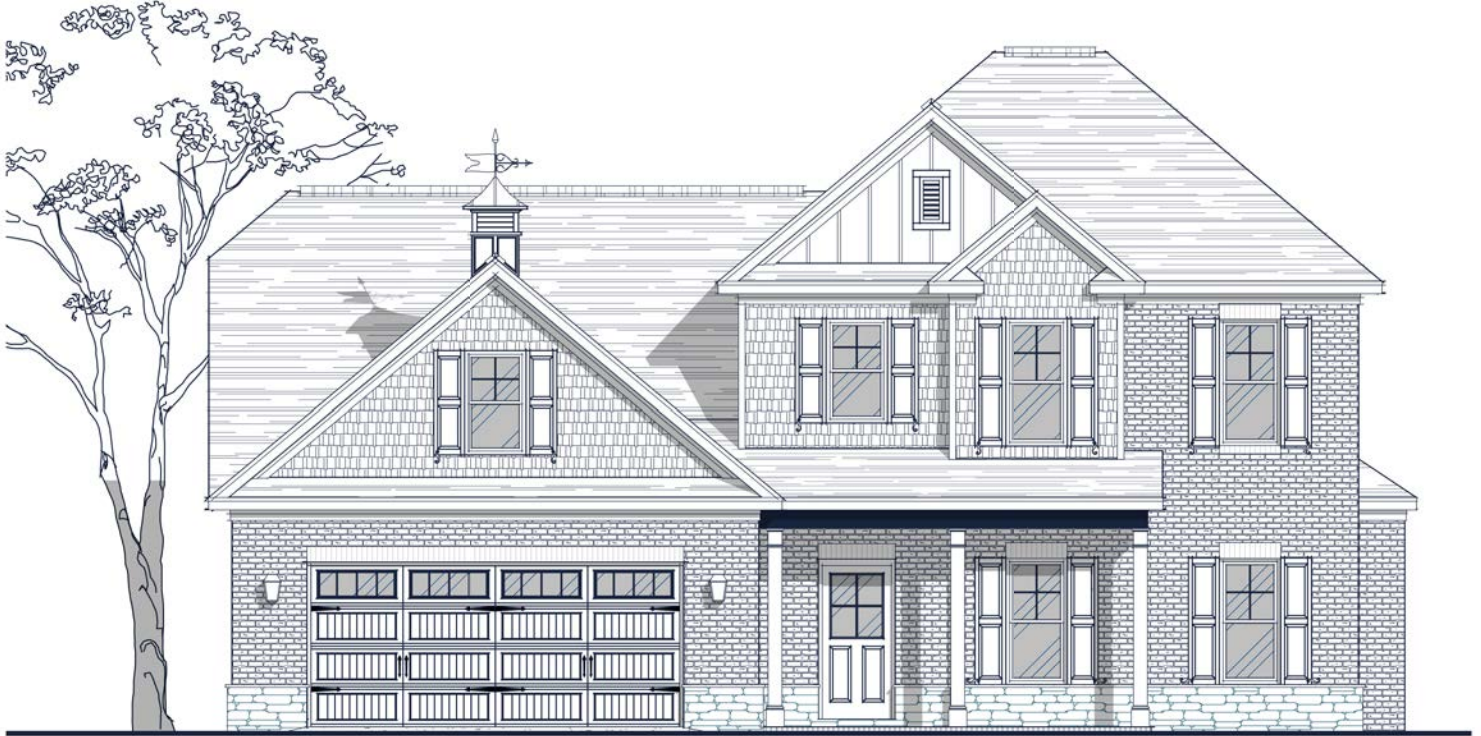
**6 SIDE LOAD GARAGE (Requires 3' Wider Garage)**



**12 BATH-3 JACK-N-JILL**

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## Specs:

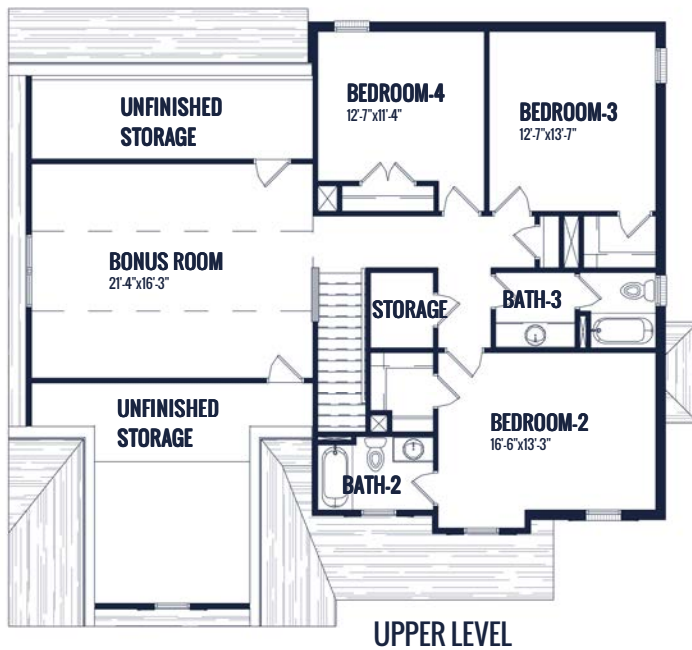
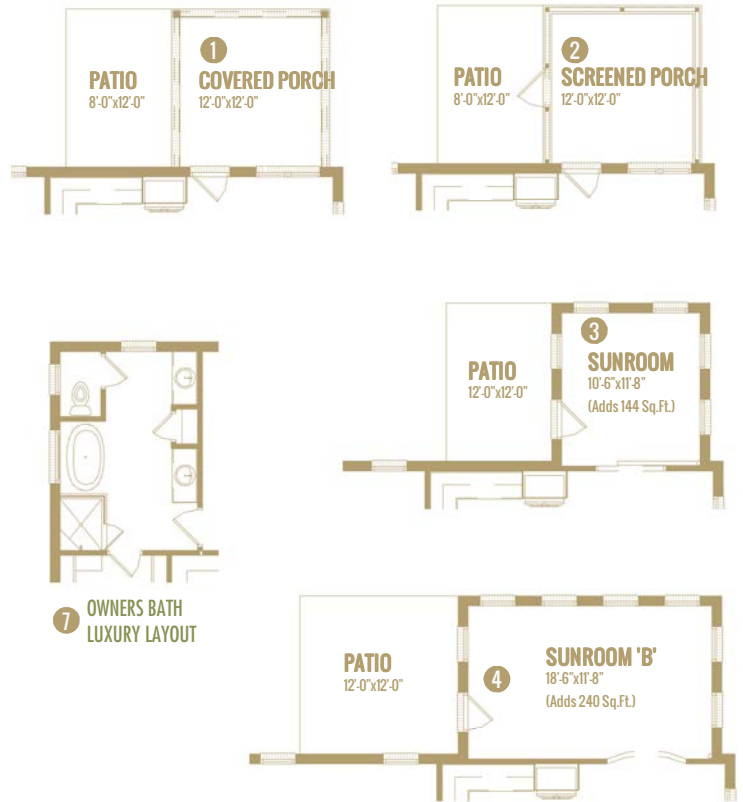
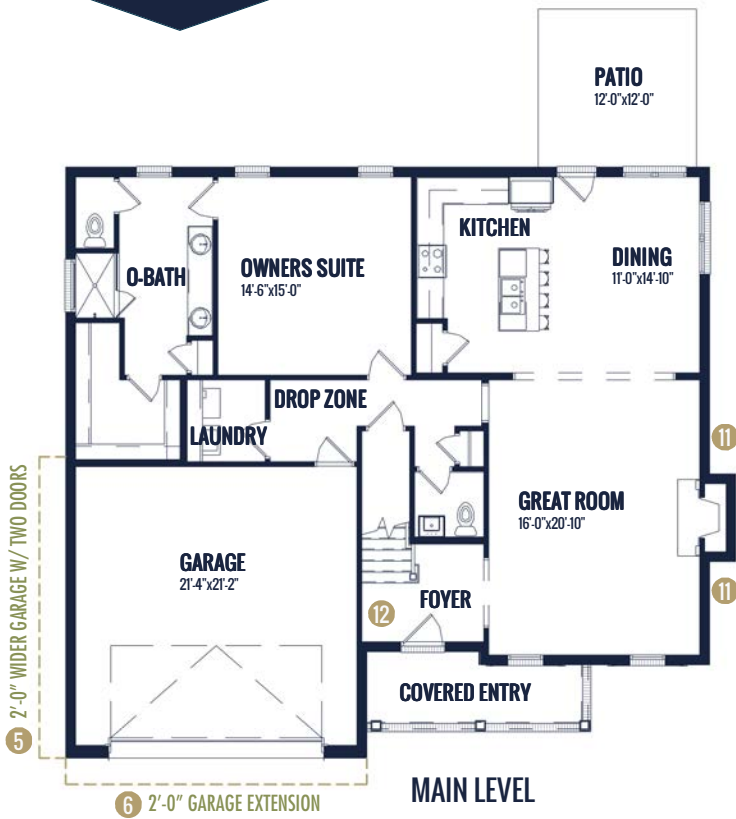
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	2,898 Sq.Ft.
First Level:	1,515 Sq.Ft.
Second Level:	1,383 Sq.Ft.
Width:	48'-10"
Depth:	44'-10"

## Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 144 Sq.Ft.)
- 4 Sunroom 'B' (Adds 240 Sq.Ft.)
- 5 2'-0" Wider Garage w/ Two Doors
- 6 2'-0" Garage Extension
- 7 Owners Bath Luxury Layout
- 8 Drop Zone Built-in
- 9 Upper Level Laundry Layout
- 10 Bath-3 Double Vanity
- 11 Side View Window
- 12 Front Door Sidelights

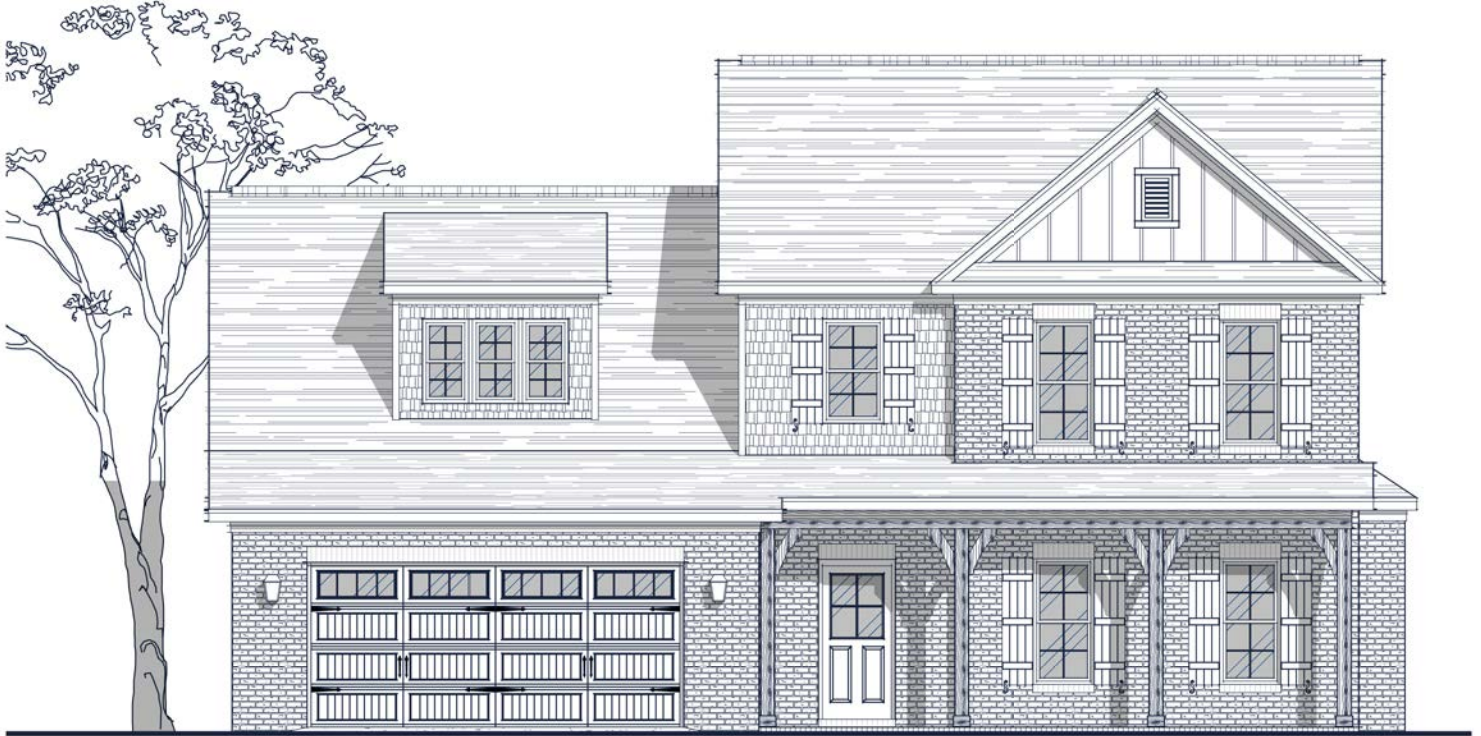
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7/26/2022 2:28:34 PM

# FLOOR PLAN: ADELINE TRANSITIONAL



5 2'-0" WIDER GARAGE W/ TWO DOORS

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## Specs:

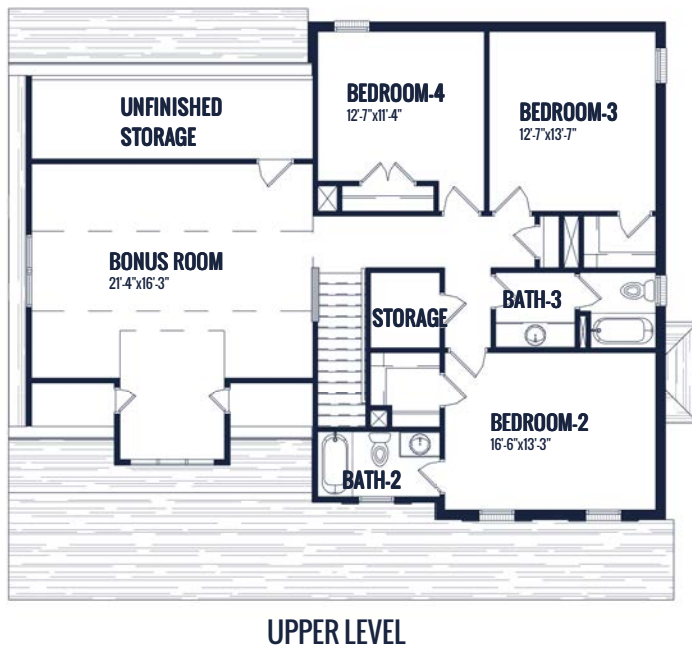
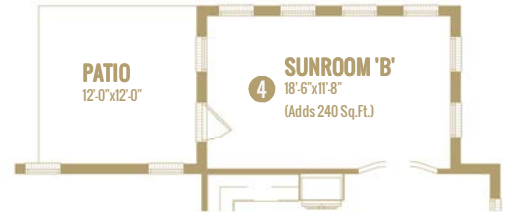
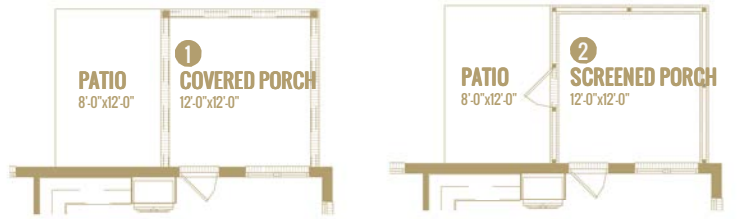
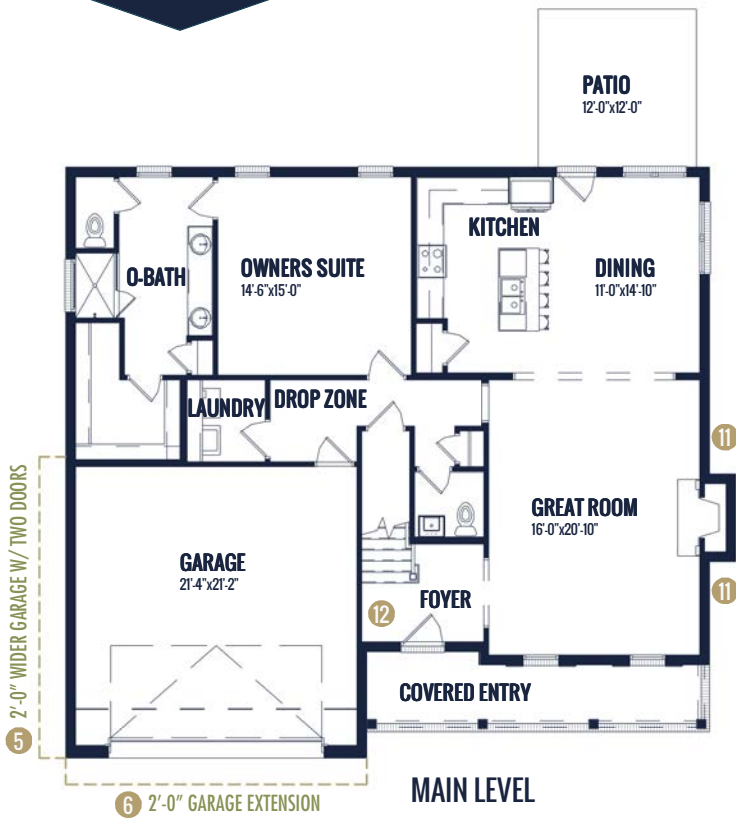
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	2,935 Sq.Ft.
First Level:	1,515 Sq.Ft.
Second Level:	1,420 Sq.Ft.
Width:	48'-10"
Depth:	44'-10"

## Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 8 Drop Zone Built-in
- 3 Sunroom (Adds 144 Sq.Ft.)
- 4 Sunroom 'B' (Adds 240 Sq.Ft.)
- 9 Upper Level Laundry Layout
- 5 2'-0" Wider Garage w/ Two Doors
- 6 2'-0" Garage Extension
- 10 Bath-3 Double Vanity
- 7 Owners Bath Luxury Layout
- 11 Side View Window
- 12 Front Door Sidelights

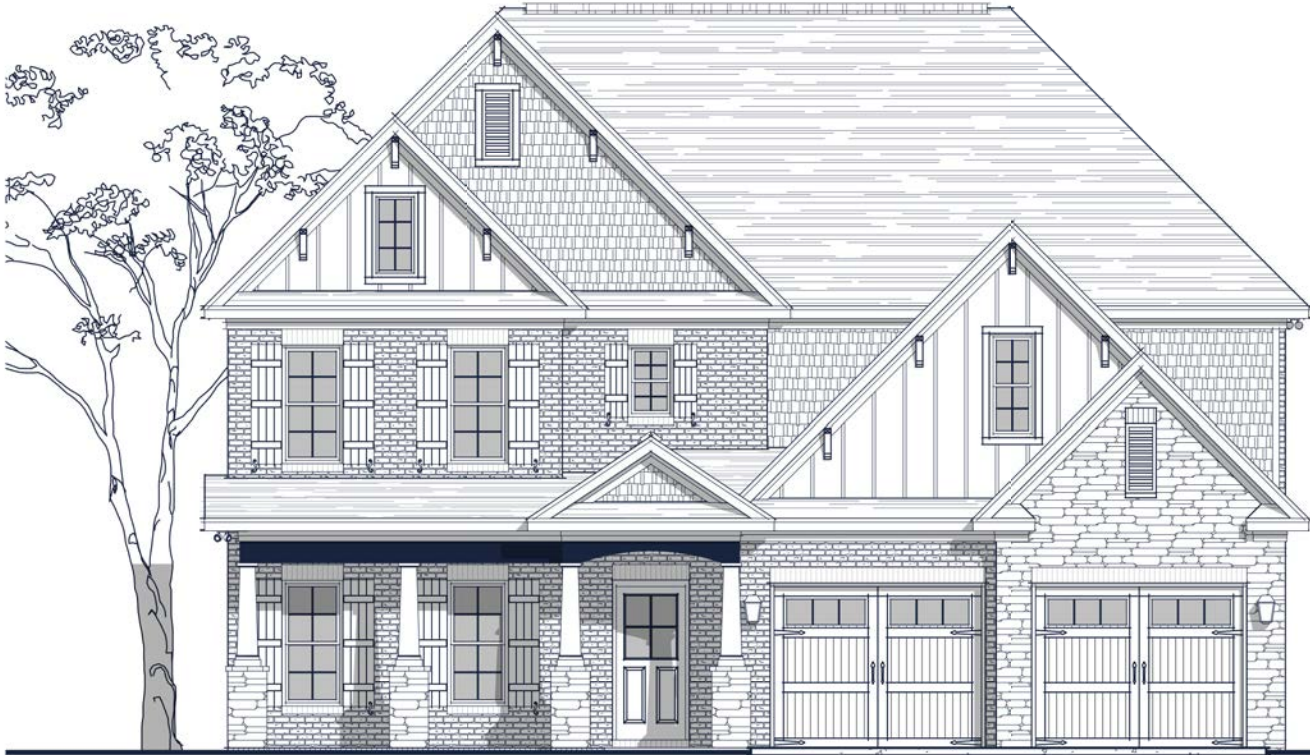
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# FLOOR PLAN: ADELINE FRENCH COUNTRY



5 2'-0" WIDER GARAGE W/ TWO DOORS

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## Specs:

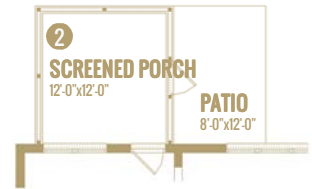
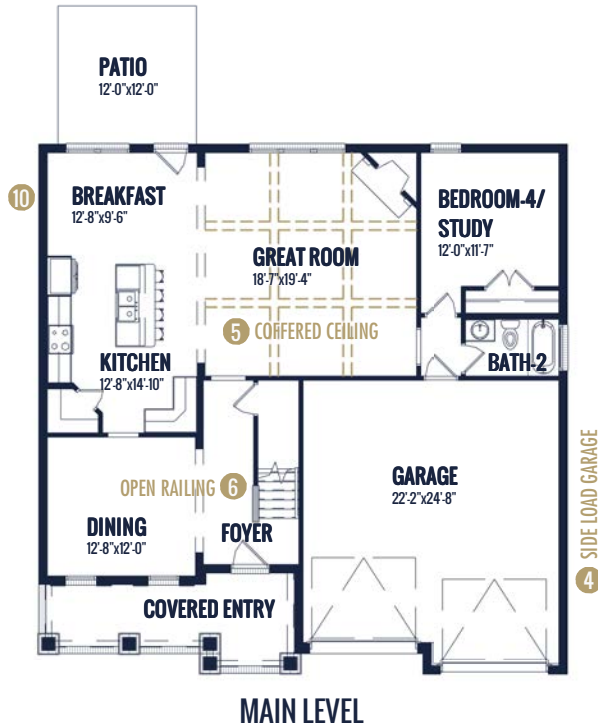
Bedrooms:	4
Bathrooms:	3
Square Footage:	3,128 Sq.Ft.
First Level:	1,334 Sq.Ft.
Second Level:	1,794 Sq.Ft.
Width:	45'-10"
Depth:	45'-11"

## Options Shown:

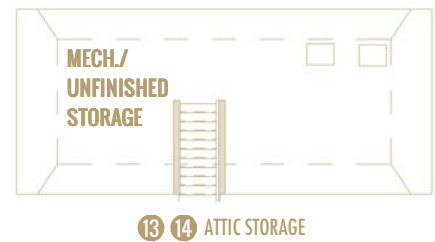
- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 144 Sq.Ft.)
- 4 Side Load Garage
- 5 Coffered Ceiling
- 6 Open Railing-Main Level
- 7 Open Railing-Upper Level
- 8 Owners Suite Tray Ceiling
- 9 Bonus Room Closet
- 10 Side View Window
- 11 Built-In at Stair
- 12 Bath-3 Double Vanity
- 13 Attic Storage From Owners Suite
- 14 Attic Storage From Hall

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7/13/2023 9:41:40 AM

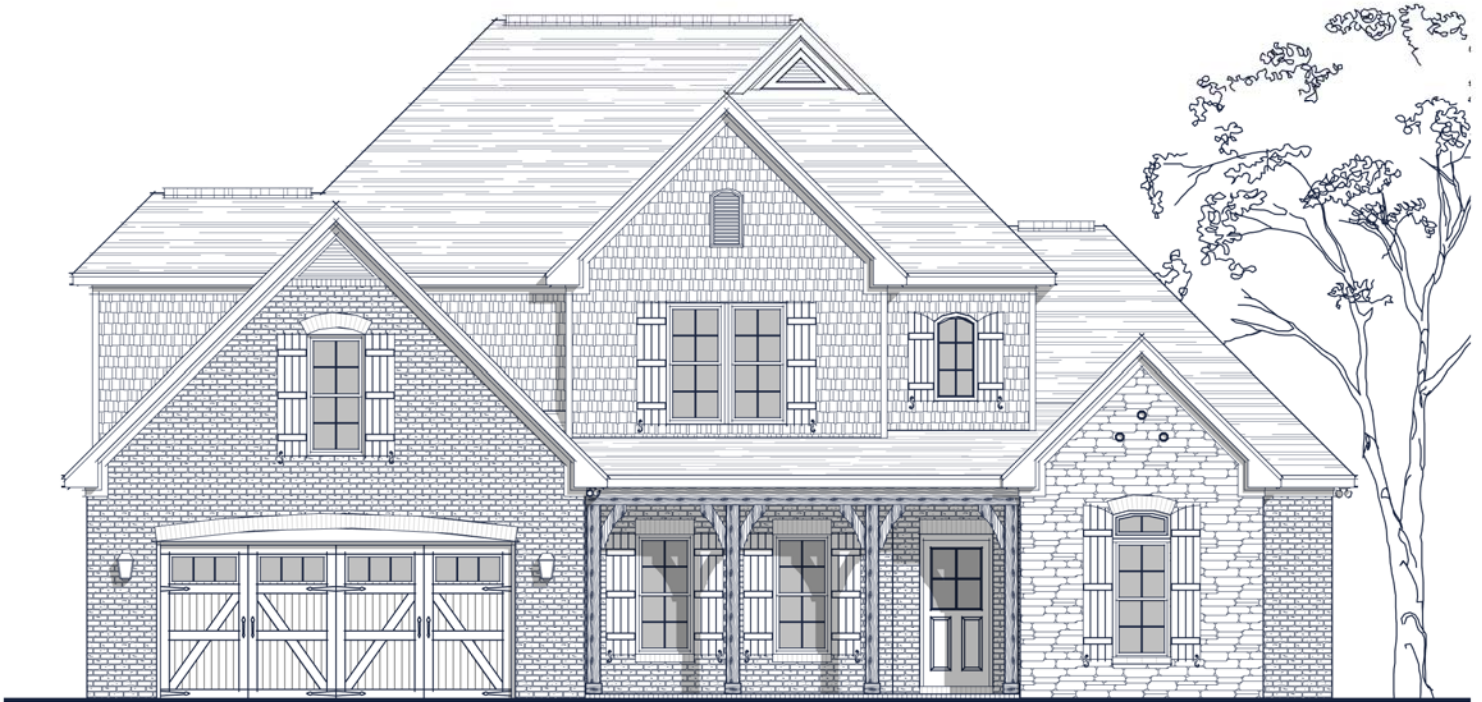
# FLOOR PLAN: HUNTINGTON TRANSITIONAL



4 SIDE LOAD GARAGE



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## Specs:

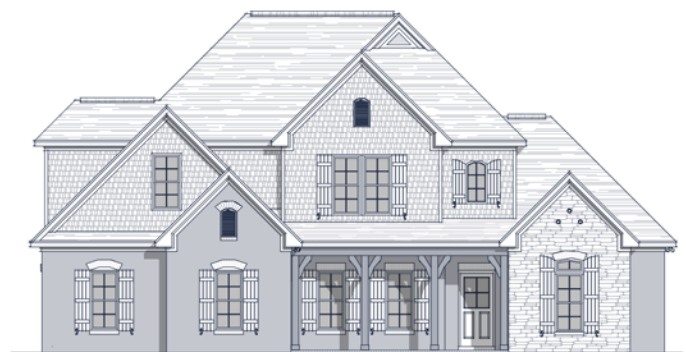
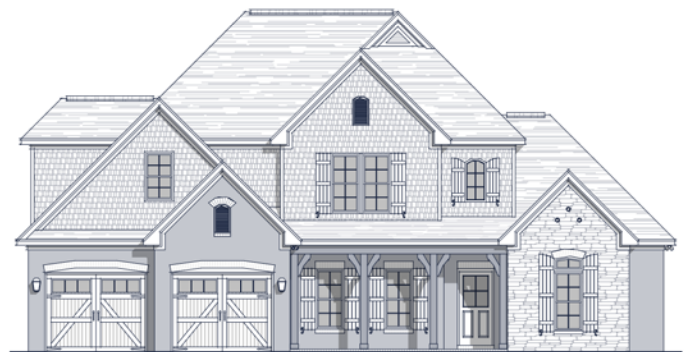
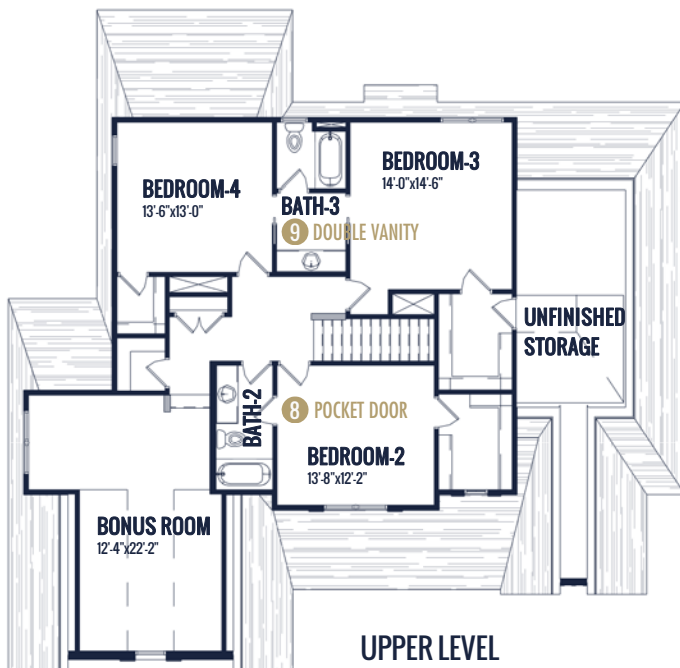
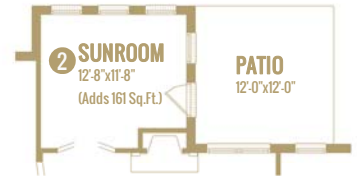
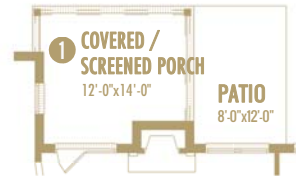
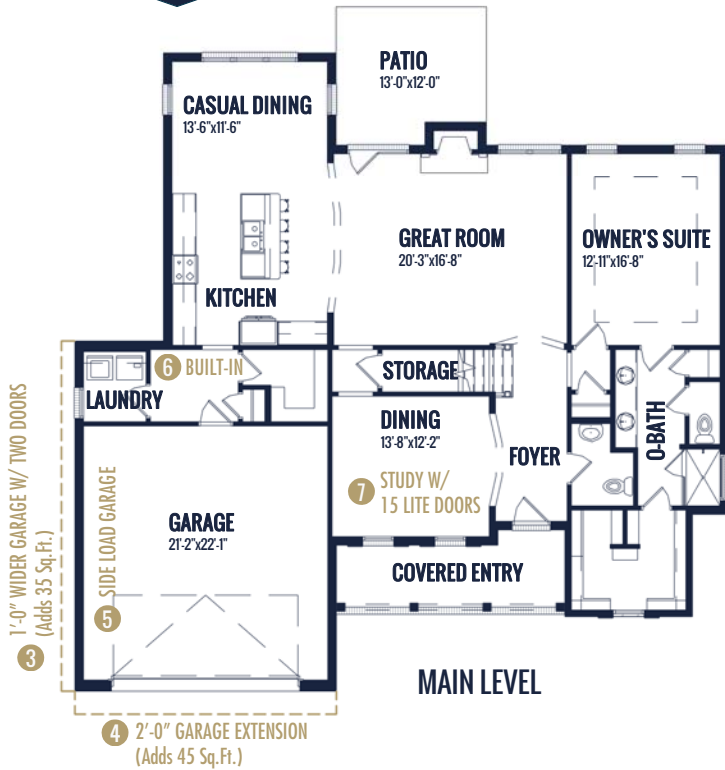
Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,200 Sq.Ft.
First Level:	1,785 Sq.Ft.
Second Level:	1,415 Sq.Ft.
Width:	56'-8"
Depth:	55'-4"

## Options Shown:

- |  |                              |
|--|------------------------------|
| 1 Covered / Screened in Porch                      | 7 Study w/ 15 Lite Doors     |
| 2 Sunroom (Adds 161 Sq.Ft.)                        | 8 Bath-2 Pocket Door         |
| 3 1'-0" Wider Garage w/ Two Doors (Adds 35 Sq.Ft.) | 9 Bath-3 Double Vanity       |
| 4 2'-0" Garage Extension (Adds 45 Sq.Ft.)          | 10 Owners Bath Luxury Layout |
| 5 Side Load Garage                                 | 11 Sidewall Fireplace        |
| 6 Drop Zone Built-in                               | 12 Butlers Pantry            |

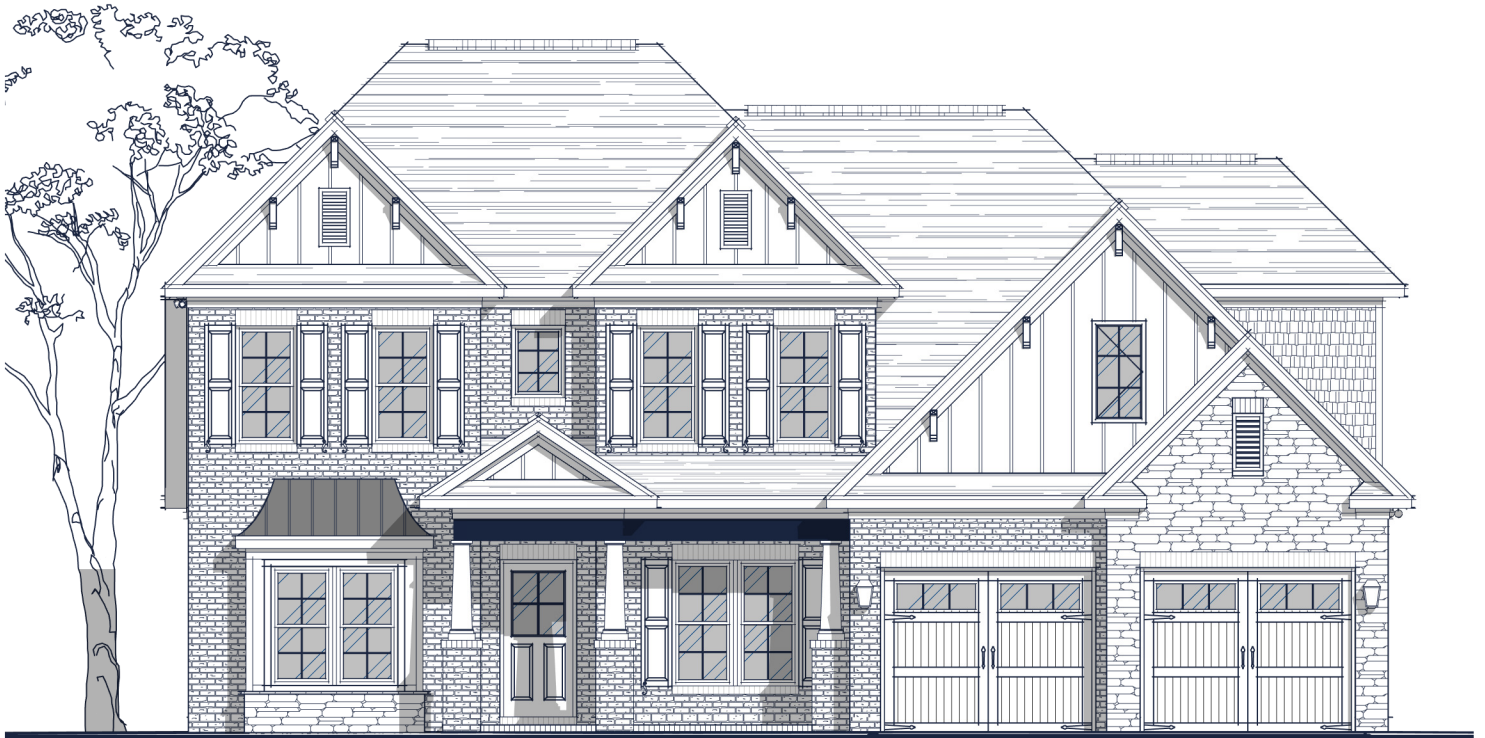
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3/27/2020 11:30:18 AM

# FLOOR PLAN: BRADLEY FRENCH COUNTRY



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## Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,338 Sq.Ft.
First Level:	2,051 Sq.Ft.
Second Level:	1,287 Sq.Ft.
Width:	52' - 0"
Depth:	55' - 8"

## Options Shown:

- |   |  |
|---|--|
| 1 Covered Porch                           | 10 Laundry Luxury Layout               |
| 2 Screened in Porch                       | 11 Bedroom-5 w/ Full Bath              |
| 3 Sunroom (Adds 144 Sq.Ft.)               | 12 Owners Bath Luxury Layout           |
| 4 2'-0" Garage Extension (Adds 47 Sq.Ft.) | 13 Owners Suite Sitting Area           |
| 5 Side Load Garage                        | 14 Bath-2 Jack-n-Jill (Adds 40 Sq.Ft.) |
| 6 Sidewall Fireplace                      | 15 Bath-3 Double Vanity                |
| 7 Greatroom Triple Window                 | 16 Cabinets at Backside of Island      |
| 8 Greatroom Coffered Ceiling              | 17 Butlers Pantry                      |
| 9 Drop Zone Built-in                      | 18 Twin Window                         |
|   | 19 French Doors                        |

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# FLOOR PLAN: ELLINGTON CLASSIC

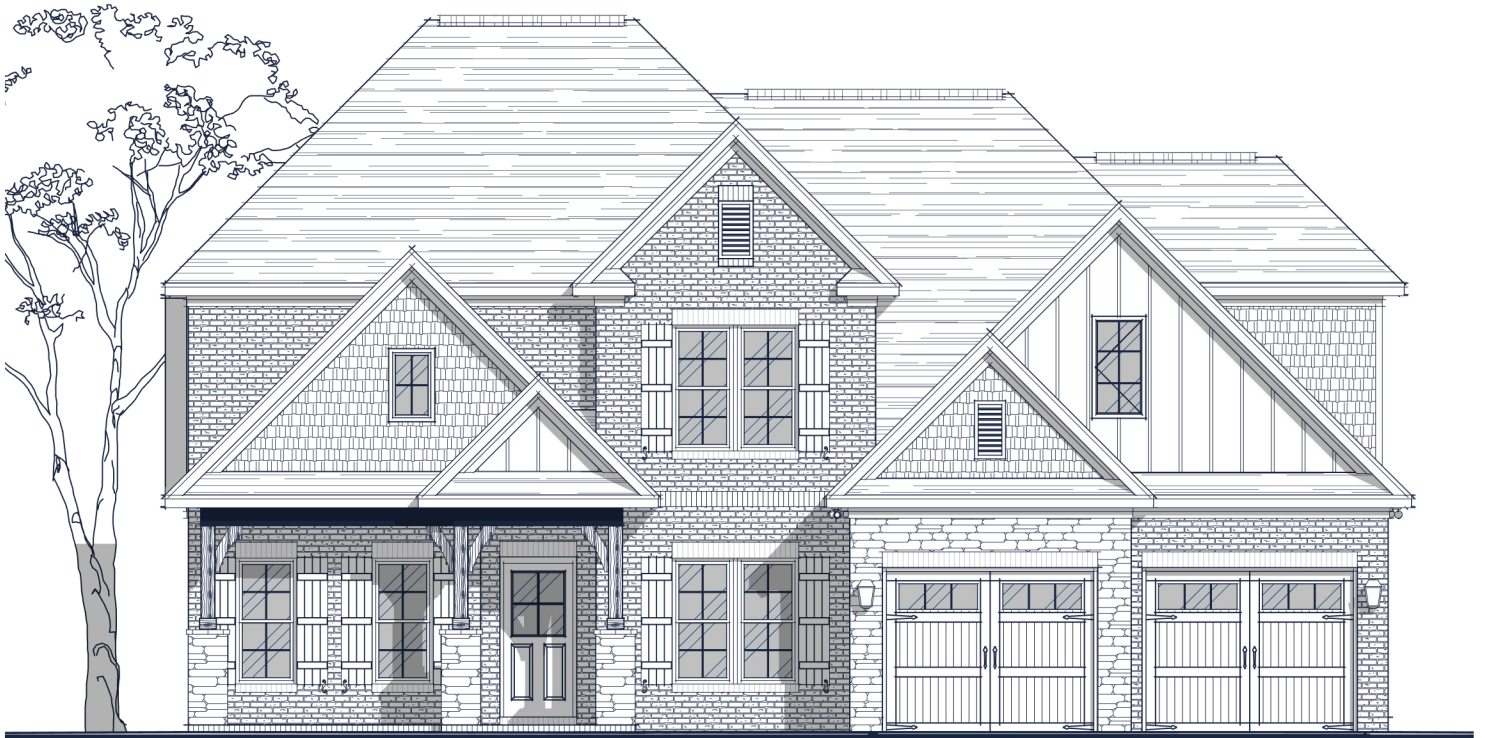


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HOMES

# FLOOR PLAN: ELLINGTON FRENCH COUNTRY II



## Specs:

Bedrooms:	4
Bathrooms:	3.5
Square Footage:	3,396 Sq.Ft.
First Level:	2,060 Sq.Ft.
Second Level:	1,336 Sq.Ft.
Width:	52'-0"
Depth:	55'-8"

## Options Shown:

- 1 Covered Porch
- 2 Screened in Porch
- 3 Sunroom (Adds 144 Sq.Ft.)
- 4 2'-0" Garage Extension (Adds 47 Sq.Ft.)
- 5 Side Load Garage
- 6 Sidewall Fireplace
- 7 Greatroom Triple Window
- 8 Greatroom Coffered Ceiling
- 9 Drop Zone Built-in
- 11 Laundry Luxury Layout
- 11 Bedroom-5 w/ Full Bath
- 12 Owners Bath Luxury Layout
- 13 Owners Suite Sitting Area
- 14 Bath-2 Jack-n-Jill
- 15 Bath-3 Double Vanity
- 16 Cabinets at Backside of Island
- 17 Butlers Pantry
- 18 Twin Window
- 19 French Doors

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3/30/2023 4:35:36 PM



# FLOOR PLAN: ELLINGTON FRENCH COUNTRY II



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