

Presidential

Standard Features



shoopmanhomes.com

Interior Features

- **NEW** Smartstrand Carpet from **Mohawk** w/up to 20 yr. warranty
- 3/8" Premium Carpet Pad
- Painted wood window sills and stools
- Textured white painted ceiling
- 9ft. first floor ceilings
- Solid 8' decorator 2 panel arch top interior doors on 1st level, 6'-8" on second level
- Custom white melamine solid closet shelving
- Solid white melamine closet shelving in linen closets and pantry
- Qty. (6-8) - Cat5e telephone/ethernet jacks (Kit, Grt RM, Den, and all Bedrooms)
- Qty. (5-6) - RG 6 cable/satellite jack (Grt RM, Den, all Bedrooms)
- 36" UL listed structured wiring enclosure
- 4 x 8 telephone expansion hub
- 8-way video splitter
- Vanguard or Flowguard Flex water lines
- Brushed bronze - designer light fixtures
- Brushed bronze lever handles and locks on interior doors
- Master bedroom ceiling fan with light kit
- Great room ceiling fan with light kit
- Lights in all closets
- Ceiling light fixture in all bedrooms
- Custom smooth walls and textured ceilings
- Wood spindles at stairs and lofts
- Den/study per plan
- Laundry sink w/ base cabinet and upper cabinet
- Interior arches per plan
- Crown molding in Entry, Living Room, Powder Bath
- Custom sized 5" baseboard on first level, 4" on second level w/7" base blocks
- Custom sized door casing
- Cabinet hardware for Kitchen, Baths, and Laundry Cabinets

Kitchen Features

- Hardwood floors per plan
- Custom **Aristokraft** 36"/42" staggered upper cabinets in multiple stain colors
- Solid surface counter tops w/ stainless steel undermount double sink
- Spacious kitchen drawers
- Recess lights per plan
- Gourmet Kitchen featuring: **GE** dishwasher, electric cooktop, double oven, and built-in microwave
- Full size pantry (per plan)
- **Delta** pull-out spray kitchen faucet w/soap dispenser
- Ice maker line
- Garbage disposal
- Recessed lights per plan

Bath Features

- Ceramic flooring
- Brushed Bronze - **Delta** plumbing fixtures
- Maintenance-free cultured marble vanity tops with in-lay sinks
- Make-up vanity per plan
- Over sized beveled edge mirrors at each vanity
- Soaking tub (per plan)
- Low-maintenance enlarged oval embossed tile fiberglass tub/shower combination with shower rod in baths
- GFI outlets
- Designer bronze towel bars and paper holders
- Exhaust fans in all baths

Exterior Features

- Insulated exterior doors
- Limestone street address or house address stone
- Limestone window sills
- 30 year warranted fiberglass shingles - dimensional
- Full house 12" soffit overhangs w/ gutter board trim
- 6" seamless aluminum gutters and downspouts w/ splash blocks
- Covered porch per plan
- Front porch posts per plan
- Insulated front entry door with glass insets, transom windows and sidelights per plan
- Putty and paint-free double pane "easy-to-clean" insulated windows with custom enclosed upper grids
- Shutters on front windows per plan
- Sodded front yards with custom landscape package
- Hydroseed rear and side yard
- Front and rear GFI outlet
- Two frost free garden hose faucets
- Concrete patio per plan
- 6' to 9' sliding glass patio door w/ transom window per plan
- Doorbell on all homes
- All exterior concrete sealed

Garage Features

- Finished Garage, drywall, paint and base board
- Garage service door w/ 3x4 concrete stoop and coach light
- Decorative, steel insulated garage door
- Garage door opener with 2 controllers
- Sealed concrete garage floors, side walks and driveways
- 8' tall garage doors
- Concrete garage floor sealed

Construction Features

- 2 x 4-16 o/c exterior walls
- 2 x 4-24 o/c (no load bearing) interior walls
- Engineered concrete block foundation
- Tongue and groove 3/4" sub flooring nailed and glued (multi-level)
- Engineered roof truss system
- Engineered wall system
- Drywall nailed and screwed
- Attic ventilation with ridge vents and soffit vents
- 12 month inspection

Energy Efficient Features

- Fluorescent light in laundry room
- Fluorescent light in garage
- R-38 ceiling insulation, R-19 exterior wall insulation package
- Anti-air infiltration by maximum weather stripping and caulking
- Thermal exterior doors
- Electric furnace with heat pump
- Energy efficient 13 seer air conditioner

Security Features

- **Seagull** decorative lights at front porch and back door
- Dusk to dawn coach lights at garage
- Steel insulated front door and garage to house door with lock and dead bolt
- Smoke detectors
- Security system - (Qty. 1 - Honeywell Vista 20 control panel with battery backup, Qty. 2 - LCD keypad located at the garage common door and master bedroom, Qty. 2 - motion detectors, Door contacts at all external doors, Qty. 1 - Internal Siren)
- GFI protected outlets in kitchen, baths, and front and rear exterior
- Two rear spot lights on back of house
- Computerized front door lock

