

# Presidential

## Standard Features

**Shoopman**  
Homes

www.shoopmanhomes.com

1-855-999-3872

### Interior Features

- NEW Smartstrand Carpet from Mohawk® w/up to 20 yr. warranty
- 3/8" Premium carpet pad
- Painted wood window sills on every window
- 9ft. first floor ceilings
- 8ft. second floor ceilings, if applicable
- 8' decorator two 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 - Phone Jacks
- Qty. 2 - Cable Jacks
- 36" UL listed structured wiring enclosure
- 4 x 8 telephone expansion hub
- 8-way video splitter
- **Vanguard®** or **Flowguard®** (or equal) 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 on stairs and lofts
- Den/study per plan
- Stainless steel laundry sink w/ base cabinet
- Interior arches per plan
- Crown molding in entry, living room and or dining room, powder bath and master bedroom
- Custom sized 5" baseboard on first level, 4 1/4" on second level
- Custom sized door casing
- Cabinet hardware for kitchen, baths, and laundry cabinets

### Kitchen Features

- Hardwood floors per plan in entry, nook and kitchen
- Custom 36"/42" staggered upper cabinets in multiple stain colors
- Solid granite counter tops w/stainless steel undermount double sink
- Spacious kitchen drawers with trash and recycle bin containers
- Gourmet kitchen featuring: **GE®** dishwasher, electric cooktop, single oven, and built-in microwave above oven
- Full size pantry (per plan)
- **Delta®** (or equal) pull-out spray kitchen faucet w/soap dispenser
- Ice maker line
- Garbage disposal
- Recessed lights per plan



### Bath Features

- Ceramic flooring
- Brushed Bronze - **Delta®** (or equal) 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 w/ceramic tile shower in master bath (per plan)
- Low-maintenance enlarged oval embossed tile fiberglass tub/shower combination with shower rod in baths
- GFI outlet
- Designer bronze towel bars and paper holders
- Exhaust fans in all baths

### Exterior Features

- Insulated exterior doors
- Limestone house address stone
- Limestone window sills
- 35 year warranted fiberglass shingles - dimensional
- Full house 12" soffit overhangs w/ gutter board trim
- 6" seamless aluminum gutters and downspouts w/concrete splash blocks
- Covered porch per plan
- Front porch posts per plan
- Insulated front entry door with glass insets, transom windows and sidelights per plan
- **Anderson/Silver Line** energy efficient, maintenance free vinyl, low-E argon windows
- Custom shutters on front windows per plan
- Sodded front yards with custom landscape package
- Hydroseed rear and side yards
- Front, side and rear GFI outlets
- Two frost free garden hose faucets
- Concrete patio per plan
- 6' sliding glass patio door w/ transom window above per plan
- Doorbell
- All exterior concrete sealed
- Front door keyless lock

### Garage Features

- Finished garage, drywall, paint and base board with R-24 Insulated ceiling
- Decorative, steel insulated garage door
- Garage door opener with 2 controllers
- Sealed concrete garage floors, side walks and driveways
- 8' tall garage door

### Construction Features

- 2 x 4-16 o/c exterior walls
- 2 x 4-24 o/c (non-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 and all closets
- Fluorescent light in garage
- R-38 ceiling insulation, R-18 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
- 1/2" StyroFoam on exterior home heated walls

### Security Features

- **Seagull®** decorative bronze 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 double spot lights on back of house
- Computerized front door lock

