

SHODEEN

PLATINUM PLUS INCLUDED FEATURES

ENERGY SAVING FEATURES

- 🔧 Housewrap Air Infiltration Barrier System
- 🔧 R-15 Sidewall Insulation with Vapor Barrier
- 🔧 R-38 Attic Insulation
- 🔧 HERS Index 61
- 🔧 Cold Air Returns in all Bedrooms and Living Areas
- 🔧 92%+ Energy Efficient Forced Air Gas Furnace
- 🔧 13+ S.E.E.R. Central Air
- 🔧 Energy Star Power Vent 50-Gallon Hot Water Heater

INTERIOR FEATURES

- 🔧 Painted Oversized Trim and Baseboard
- 🔧 Six Panel Solid Core Doors
- 🔧 Large Closets with Vinyl Wrapped Wire Shelving
- 🔧 Carbon Monoxide / Smoke Detectors
- 🔧 Smoke Detector with Battery Backup in Each Bedroom
- 🔧 Front Entry Door Bell Chime
- 🔧 Satin Nickel Lever Door Hardware
- 🔧 Choice of Wall-to-Wall Carpeting with Pad
- 🔧 Four Television Jacks and Four Telephone Jacks
- 🔧 Choice of Ceramic Flooring in Kitchen, Foyer and Powder Room
- 🔧 Nine Foot First Floor Ceilings
- 🔧 Garage Door Opener and Transmitter
- 🔧 Oak Stair Railing and Spindles on Stairs on First Floor, Half-Wall with wood Cap on Second Floor

KITCHEN FEATURES

- 🔧 Custom Pyramid Cabinets
- 🔧 Double Bowl Stainless Steel Sink
- 🔧 Uni Lever Faucet Control with Side Spray
- 🔧 Choice of Granite Countertops
- 🔧 Energy Star Built-in, Multi-Cycle Stainless Steel Dishwasher
- 🔧 Energy Star Self Clean Stainless Steel Double Oven
- 🔧 Energy Star Stainless Steel Gas Cooktop
- 🔧 Energy Star Stainless Steel Microwave Over Range
- 🔧 Garbage Disposal
- 🔧 Choice of Ceramic Flooring
- 🔧 Water Line to Future Refrigerator

BATHROOM FEATURES

- 🔧 Custom Pyramid Bath Vanities
- 🔧 Cultured Marble Vanity Tops with Integral Bowls
- 🔧 Single Mixer Bath Faucets
- 🔧 Full Size Bath Mirrors
- 🔧 Water Saving Toilets
- 🔧 Ground Fault Circuitry in All Baths
- 🔧 Choice of Ceramic Flooring
- 🔧 Cultured Marble Tub and Shower Surrounds
- 🔧 48"x48" Shower with Standard Tub in Master Bath per Plan
- 🔧 Exhaust Fan in Each Bathroom
- 🔧 Double Bowl Sink in Master Bath

EXTERIOR FEATURES

- 🔧 Distinctive Exterior Elevations

- 🔧 LP SmartSiding with Aluminum Fascia and Vinyl Soffit
- 🔧 Vinyl Insulated Patio Door with Screen
- 🔧 Vinyl Single Hung Insulated Low-E Glass Windows
- 🔧 Window Grills on Front Elevation
- 🔧 Two Exterior Waterproof GFI Outlets
- 🔧 Frost proof Exterior Faucets in Front and Rear
- 🔧 Concrete Sidewalk, Front Stoop to Drive
- 🔧 16' Wide Asphalt Driveway
- 🔧 Aluminum Gutters and Down Spouts
- 🔧 Fully Sodded Yard with Shrub and Tree Package

QUALITY SHODEEN HOMES CONSTRUCTION FEATURES

- 🔧 Full Basement, Deep Pour 8'10" Foundation Wall Height
- 🔧 2"x4" Framed and R-13 Insulated Exterior Basement Walls
- 🔧 Below Grade Water Proofing System 5 year Limited Warranty
- 🔧 Gypsum Drywall Ceiling Glued and Screwed
- 🔧 Sump Pump Connected to Storm Sewer
- 🔧 2"x4" Exterior Studs on 16" Centers with R-13 Insulation
- 🔧 200 Amp Electric Service
- 🔧 Ground Fault Circuitry in Basement and Garage
- 🔧 3/4" Tongue and Grooved Sub-flooring, Glued and Nailed
- 🔧 25 Year Warranty Seal Tab Roof Shingles over #15 Felt
- 🔧 Connections for Washer and Gas Dryer
- 🔧 Laundry Room Exhaust Fan
- 🔧 CPVC Water Supply
- 🔧 Decorator Selected Light Fixtures
- 🔧 Weather Stripped Steel Insulated Six Panel Front Door (per plan) with Security Dead Bolt
- 🔧 16' Steel Foam Backed Insulated Raised Panel Overhead Garage Door
- 🔧 Mill Creek Water Reclamation District, Water, Sanitary and Storm Sewers
- 🔧 All Underground Utilities on Mill Creek Home Sites
- 🔧 Attached Drywalled Three Car Garage
- 🔧 Licensed Independent Home Inspection Prior to Closing
- 🔧 Passive Radon Mitigation System

Platinum Plus Homes also Include:

- 🔧 Custom Pyramid Cabinets
- 🔧 Fireplace with Granite Surround
- 🔧 Deep Pour Full Basement
- 🔧 Gourmet Kitchen with Stainless Steel Appliances (Includes: Cooktop, Dishwasher, Built-in Microwave/Oven)
- 🔧 Custom Stair Case
- 🔧 LP SmartSide Exterior / 3 car garage / 100' wide Home site

Shodeen Homes, LLC's policy of continual attention requires that the specifications, floor plans, elevations and prices be subject to change without notice.

630.232.8181

www.ShodeenHomes.com