

*Laurence Cafritz Builders*  
*Standard Features*  
*5917 Kirby Road, Bethesda, MD 20817*

*Custom Designed By Award Winning Sutton-Yantis Architects*  
*Crafted By Award Winning Laurence Cafritz Builders*

*Community and Lot Features*

- New home on premium 12,459 square foot level lot on quiet street in incredible family neighborhood
- Highly sought after Walt Whitman school district
- Superb Bethesda location w/easy Downtown access

*Exquisite Standard Features*

- Ten foot ceilings on main level
- Nine foot ceilings at second floor
- Tall basement ceilings
- Optional elevator available
- Natural stained oak strip flooring (all hand finished on site) on first level foyer, living room, study, dining room, kitchen, breakfast room, family room, powder room, second floor hallway and master suite
- Wall to wall carpet throughout basement, second floor bedrooms and third floor
- Coffered ceiling in foyer, master bedroom and multiple box coffered ceiling in family room with interior crown mouldings
- Custom built-ins in family room
- Custom display shelving in foyer
- Three piece crown mouldings in living room, dining room, study and powder room
- Chair rail in dining room with panel mouldings
- Paneled cased openings in dining room and family room
- Interior glass 8' French doors in study
- One-piece crown mouldings in kitchen and breakfast room
- Oversized baseboard mouldings
- Wood burning masonry fireplace with raised stone hearth and surrounds in FR (optional gas conversion and log lighter / log set available)
- French doors on main level opening to handsome **covered rear flagstone terrace**

- w/ bead board ceiling and painted columns . Open flagstone grilling terrace.
- Oversized stained solid oak interior railings and newels (hand assembled and finished on site) with painted square balusters
- Oak stairs (basement level to second floor, hand finished on site) with painted risers
- Traditional two-panel smooth, extra thick, solid interior doors with oil-rubbed bronze hinges
- Mud room with custom built-in cubbies on main level from two-car garage (optional mud room sink available), ceramic tile floor
- Solid Emtek oil-rubbed bronze door hardware
- Second floor includes nine foot ceilings, large master bedroom suite with heightened coffered ceiling with interior crown and spacious custom shelved walk-in closets, three additional bedrooms and a total of three bathrooms
- **Third level finished with full bathroom, 6<sup>th</sup> bedroom and home office/loft**
- Finished basement with tall ceilings, bedroom with full bathroom, and spacious recreation room with French doors to outside
- Decorative lighting fixtures throughout
- Generous recessed lighting package
- Undercabinet ambient lighting in kitchen
- Finished security system
- Ceiling speakers in FR and outdoor wall speakers at rear deck, all with volume controls.
- Pre-wire for Ipod docking location.
- Cable television / communication ports (2-coaxial RG6) and telephone / data ports (category-5E for DSL and FIOS fiber optic capacity) in family room, kitchen, study, MBR, all other bedrooms and recreation room

- LCD TV outlets in kitchen and MBA
- Fire sprinkler system, smoke and carbon monoxide detectors on all levels for your safety

### ***Elegant Bathrooms***

- Powder Room
  - Elegant furniture piece vanity w/ granite top, ogee edge and undermount bowl
  - Oil rubbed bronze faucet by Kohler
  - Elongated toilet by Toto
  - Decorative framed mirror
- Master Bath
  - 12" x 12" imported honed natural limestone with stone and glass mosaic accents
  - Radiant floor heat system**
  - Oversized **steam shower** with seat, fixed shower head and separate hand-held body spray on mounting bar in polished chrome finish by Brizo, and frameless glass shower enclosure
  - Adult height furniture style painted vanities with natural stone vanity tops and undermount bowls by Kohler with polished chrome faucets by Brizo
  - Decorative framed mirrors with elegant wall sconces
  - Oversized platform soaking tub for two with polished chrome tub filler and hand held body spray by Brizo
  - Private Toilet Room with elongated toilet by Toto
- All Secondary Baths
  - 12 x 12 porcelain tile floors and 3" x 6" white ceramic subway wall tile with glass mosaic border in shower
  - Boothcast porcelain enamel bathtubs
  - Raised panel vanities and natural marble vanity tops with undermount Kohler bowls
  - Polished chrome faucets by Brizo
  - Elongated toilets by Toto
  - Polished edge vanity mirrors

### ***Oversized Second Floor Laundry Room***

- 12" x 12" Ceramic tile floor in checkerboard pattern
- Raised panel sink base cabinets with stone top
- Deep laundry sink with rotating faucet with pull out spray by Kohler
- Built-in shelf and hanging rod
- Washer and dryer hook-ups

### ***Chef's Kitchen with Butler Pantry Area***

- Custom built, recessed panel, full overlay, painted lacquer finish wood cabinets, tall wall cabinets with crown mouldings
- Undermount heavy duty stainless steel sink with polished chrome faucet by Brizo with heavy duty disposal
- Multi-shelf oversized walk-in pantry
- Solid granite countertops with natural stone backsplash
- Gourmet work island with overlay paneling in painted lacquer finish with overhang for seating and pendant lighting
- Undermount heavy duty stainless steel vegetable sink with disposal in kitchen island with second full size, paneled dishwasher(2 of 2) by Miele (super quiet)
- Kitchen desk work station in painted finish with glass-door wall cabinets and mail cubbies
- Butler pantry area in painted lacquer finish with glass-door wall cabinets and 48 bottle, three zone wine captain by U-Line with framed glass door
- Sub-Zero 48" built-in stainless steel refrigerator with icemaker
- Wolf stainless steel gas professional rangetop with six sealed burners and griddle
- Chimney style, stainless steel vent hood by Best
- Thermador professional style stainless steel double wall ovens with upper convection
- Thermador professional style stainless steel built-in warming drawer
- Miele paneled dishwasher(1 of 2) (super quiet) with concealed controls at main sink
- GE Monogram stainless steel built-in microwave oven
- Room for second refrigerator / freezer in mudroom on dedicated circuit

### ***Distinctive Exterior***

- Solid cedar wood front door with large insulated glass transom and sidelights
- Distinctive stone front foundation with stone and cedar shingle piers
- Handsome flagstone front covered porch, painted custom decorative columns and rails, and painted tongue and groove wood plank ceiling
- Rear handsome covered flagstone terrace w/ painted bead board ceiling and columns . Open flagstone grilling terrace.

- Combination of painted individual cedar shingle siding on upper level with Hardiplank smooth siding on main level.
- Carriage style painted wood oversized garage doors by Artisan, glass with wood mullions, automatic door openers and outdoor entry keypad.
- Gable roof architectural styling
- 30 Year, high definition, architectural grade fiberglass roof shingles
- Jeldwen Sitrine EX, Tilt out double hung, awning and casement insulated windows with painted wood mullions and screens
- Poured concrete foundation with hand-parged Senergy stucco finish on sides and rear
- Brick masonry chimney
- Professional landscaping package
- Ground fault protected electrical outlets on front and rear
- Frost free hose bibs at front and rear
- Tumbled paver leadwalk and driveway with new concrete driveway apron

***Energy Saving and Environmental Features***

- Seventy-five gallon quick recovery, direct vent, gas hot water heater
- Two unit/ two zone super high efficiency central gas furnaces and 13 SEER electric air conditioning
- Split zone second floor and attic thermostats with automatic dampers for optimal attic cooling.
- Energy efficient Tyvek housewrap or equal
- R38 ceiling insulation, R19 Ecobatt wall insulation combined with Comfort Wall closed-cell foam system, infiltration seal package and insulated glass windows

- Glass doors at masonry fireplace in Family Room
- Low-E windows
- High efficacy CFL recessed lighting
- Underground water quality storm water management facilities to protect the Chesapeake Bay

***Design and Site Engineering***

- Architectural Design, site survey, grading and storm water engineering, permit drawings, professional working drawings and permits are all included.

***Customer Service Features***

- One-Two-Five Year Builders Warranty
- One year inspection including caulk and paint touch-up

***Detailed Specifications***

- Detailed specifications with standard fixtures and model numbers available upon request (upgrades available)

***Options***

- Optional Elevator available
- Numerous customizing options and upgrades available