

Laurence Cafritz Builders
Standard Features
4914 Ashby Street, NW, Washington, DC 20007

Crafted By Award Winning Laurence Cafritz Builders
Custom Designed By Award Winning GTM Architects

Community and Lot Features

- New 6 BR, 6-1/2 BA home on premium 11,250 SF level lot on friendly street in incredible close-in neighborhood
- Just a short walk to Market, Shops and Dining
- Perfect setting with beautiful views and perfect rear Southern exposure with huge yard
- Plenty of room for a pool
- Superb NW DC location in Palisades area with quick and easy access to Georgetown and Downtown DC in under 10 minutes

Exquisite Standard Features

- 10' ceilings on main level
- 9' ceilings at second floor
- Fully finished third floor
- Finished basement with tall ceilings
- Natural stained oak strip flooring (all hand finished on site) on first level foyer, living room, dining room, family room, study, kitchen, breakfast room, powder room, second floor hallway and master suite
- Wall to wall carpet throughout basement, second floor secondary bedrooms and finished third floor
- Niche coffer ceiling in foyer and master bedroom with interior crown moldings
- Multiple box coffer ceiling in family room with interior crown moldings
- Tray ceiling in dining room with interior crown moldings
- Custom built-ins in family room
- Three piece perimeter crown moldings in foyer, living room, dining room and powder room
- Chair rail in dining room with panel moldings
- Paneled cased opening in foyer to Family Room

- One-piece crown molding in kitchen, breakfast room, mud room, second floor hall
- Oversized baseboard moldings
- Wood burning masonry fireplace with flush stone hearth and natural surrounds in FR (optional gas conversion and loglighter / logset available)
- 8' French doors on main level opening to handsome open rear flagstone terrace with natural gas grilling area in rear
- Covered rear terrace w/ painted beadboard ceiling and columns. Screened option available.
- Rear two-car detached garage
- Covered separate rear flagstone porch entry to mud room
- Mud room with ceramic tile plank floor, custom built-in cubbies, oversized closet and separate command center office with desk. Space for optional mud room sink or optional second refrigerator,
- Traditional two-panel smooth, extra thick, solid interior doors with oil-rubbed bronze hinges
- Solid Emtek oil-rubbed bronze door hardware
- Oversized stained solid oak interior railings and newels (hand assembled and finished on site) with painted square balusters and main level trophy newel
- Oak stairs throughout with painted risers
- Second floor includes 9' ceilings, large master bedroom suite with heightened coffer ceiling with interior crown and spacious custom shelved walk-in closets, niche area for optional computer desk, three additional bedrooms, one with own private bathroom and one with shared bathroom with private

bathing area, and spacious second floor laundry room

- Third level finished with full bathroom, 5th bedroom and office/loft space
- Finished basement with tall ceilings, spacious recreation / game room and 6th bedroom with full bathroom, plus huge storage with optional exercise room and optional media room available
- Optional wet bar available in basement.
- Decorative lighting fixtures throughout
- Generous recessed lighting package with high efficacy bulbs
- Undercabinet ambient lighting in kitchen
- Finished security system
- Pre-wired for ceiling speakers and volume control locations in great room and outdoor rear terrace
- Cable television / communication ports (coaxial RG6) and telephone / data ports (category-6 for FIOS fiber optic capacity) in family room, kitchen, mud desk area, study, MBR, secondary BR's and recreation room
- LCD TV outlets in kitchen and MBA
- Fire sprinkler system, smoke and carbon monoxide detectors on all levels for your safety
- Space for optional elevator for stops on all four levels.

Elegant Bathrooms

- Large 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 24" imported honed natural marble with stone and glass mosaic accents
Radiant floor heat system
Oversized MBA 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 door
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

with polished chrome tub filler and hand held body spray by Brizo
Private Toilet Room with elongated toilet by Toto

- All Secondary Baths En-Suite
Porcelain tile plank flooring and 3" x 6" white ceramic subway wall tile with glass mosaic border/accent in shower
Bootzcast porcelain enamel bathtubs
Recessed 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

- Tile plank flooring
- Raised panel sink base cabinets with stone top
- Deep laundry sink with rotating faucet with pull out spray by Kohler
- 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 moldings
- Undermount heavy duty main stainless steel sink with polished chrome faucet by Brizo with heavy duty disposal.
- Undermount stainless steel prep sink.
- Multi-shelf oversized walk-in pantry adjacent to kitchen
- Solid granite countertops with natural stone backsplash
- Gourmet work island with overlay paneling in painted lacquer finish with overhang for seating and pendant lighting
- Butler pantry in painted lacquer finish with glass-door wall cabinets and wine/beverage cabinet by U-Line with framed glass door
- Sub-Zero 48" built-in stainless steel refrigerator with icemaker
- Wolf stainless steel gas professional range top with six sealed burners and griddle
- Chimney style, stainless steel vent hood by Best
- Viking professional style stainless steel double wall ovens with upper convection
- Viking professional style stainless steel built-in warming drawer
- Asko paneled dishwashers (2) (super quiet) with concealed controls

- GE Monogram stainless steel built-in microwave oven
- Room for second refrigerator /freezer in mudroom on dedicated circuit

Distinctive Exterior

- Solid wood oversized front door with insulated glass and sidelights.
- Distinctive natural stone front foundation
- Handsome flagstone front and rear covered porches, painted custom decorative columns and painted tongue and groove wood plank ceiling
- Hardiplank smooth siding at main level, painted in field, with natural primed Eastern White Cedar individual shingle siding exterior at upper floors, painted in field
- Rear two-car detached garage with carriage style painted wood garage door, glass with wood mullions, automatic door openers and outdoor entry keypad. Side garage entry door.
- Gable and hip roof architectural styling
- 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, or equal
- Poured concrete foundation with hand-parged Senegy 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
- Concrete driveway with inlaid pervious paver accents
- Flagstone front lead walk from new public sidewalk.
- New curb and gutter and concrete entrance apron

Energy Saving and Environmental Features

- Seventy-five gallon quick recovery, direct vent, gas hot water heater
- Two unit/ threezone super high efficiency central gas furnaces and 13 SEER electric air conditioning
- WIFI ready programmable thermostats
- Energy efficient weather barrier
- R38 ceiling insulation, R20 Ecobatt wall insulation, infiltration seal package and insulated glass windows
- Glass doors at masonry fireplace in Family Room for energy savings and draft control
- Low-E windows
- High efficacy CFL and LED recessed lighting

Design and Site Engineering

- Architectural Design, site survey, grading and storm water engineering, permit drawings, professional working drawings and permits are all included for construction.
- Optional personalized concept planning with our architect is offered for modifications and personalization

Customer Service Features

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

Detailed Specifications

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

Options

- Numerous customizing options and upgrades available