

Laurence Cafritz Builders
Standard Features
Bethesda, MD 20817

Custom Designed By Award Winning Studio-Z Architects
Crafted By Award Winning Laurence Cafritz Builders

Community and Lot Features

- New home on premium 23,616 square foot expansive, private, lot 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 / music room, study, dining room, kitchen, breakfast room, family room, powder room, second floor hallway and master suite
- Wall to wall carpet in secondary bedrooms and throughout finished basement
- Coffered ceiling in foyer, master bedroom and multiple box coffer ceiling in family room with interior crown mouldings
- Custom built-ins in family room
- Three piece crown mouldings in living / music room, dining room, study and powder room
- Chair rail in dining room with panel mouldings
- Paneled cased openings in family room
- Interior glass 8' French doors in study
- One-piece crown mouldings in foyer, kitchen and breakfast room
- Oversized baseboard mouldings
- Wood burning masonry fireplace with raised stone hearth and surrounds in FR (optional gas conversion and loglighter / logset available)

- French doors on main level opening to rear flagstone terrace (Optional expanded terrace with outdoor stone fireplace, optional terrace roof available w/ handsome beadboard ceiling and columns . Optional screen porch available)
- Oversized stained solid oak railings and newels (hand assembled and finished on site) with painted square balusters
- Oak stairs (main level to second floor, hand finished on site) with painted risers
- Secondary stairs from mudroom to second floor in oak with painted risers.
- Traditional two-panel smooth, extra thick, solid interior doors with oil-rubbed bronze hinges
- Mud room with ceramic tile floor, computer center, utility cabinet, and custom built-in cubbies, lockers and bench on main level from two-car garage (optional mud room sink, informal powder room and secondary stairs to basement available)
- Optional three car garage available
- Solid Emtek oil-rubbed bronze door hardware
- Second floor includes nine foot ceilings, large master bedroom suite with heightened coffer ceiling with interior crown, spacious custom shelved walk-in closets, master computer niche and mirrored tailor's box, three additional bedrooms, family nook and a total of three bathrooms (Optional bedroom/office suite with full bath above garage available).
- Finished basement with tall ceilings, bedroom with full bathroom, large recreation room with French doors to outside stairs, and plumbing rough-in for future wet bar. (Optional masonry fireplace,

finished wet bar, walls for exercise room and finished media room area available.

- 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 terrace, all with volume controls.
- iPod docking jack location
- Cable television / communication ports (2-coaxial RG6) and telephone / data ports (category-5E for FIOS fiber optic capacity) in family room, kitchen, study, MBR, all other bedrooms and basement
- 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 Travertine 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 flanked by 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 ceramic tile floors and 3" x 6" white ceramic subway wall tile with glass mosaic border in shower.
 - Bootzcast 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
- Sub-Zero 48" built-in refrigerator with icemaker and wood cabinet panel front
- Wolf 48" stainless steel gas professional rangetop with six sealed burners, griddle and chimney style, stainless steel vent hood above
- 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
- Butler pantry area in painted lacquer finish with glass door wall cabinets and 48 bottle, three zone wine cabinet by U-Line with framed glass door
- Gourmet work island with overlay paneling in painted 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)
- Mudroom desk work station in painted finish with stone top

- Room for second refrigerator / freezer in mudroom on dedicated circuit

Distinctive Exterior

- Solid 8' cedar wood front door with large insulated glass sidelights
- Distinctive stone front foundation
- Handsome flagstone front covered porch, painted custom decorative columns and rails, and painted tongue and groove wood plank ceiling
- Rear open flagstone terrace and landscape-block terrace wall with optional upgrades
- Combination of painted individual cedar shingle siding on upper level with Hardiplank smooth siding on main level.
- Carriage style painted wood 18' oversized garage door, glass with wood mullions, automatic door openers and outdoor entry keypad.
- Gable and hip roof architectural styling
- 30 Year, high definition, architectural grade fiberglass roof shingles
- Jeldwen Sitrine EX, Tilt out double hung insulated windows with painted wood mullions and screens
- Painted cedar board and batten shutters
- Poured concrete foundation with hand-parged 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 auto court with new concrete driveway and apron

Energy Saving and Environmental Features

- Seventy-five gallon quick recovery, direct vent, gas hot water heater
- Two zone super high efficiency central gas furnaces and 13 SEER electric air conditioning
- Energy efficient Tyvek housewrap or equal
- R38 ceiling insulation, R19 Ecobatt wall insulation with Comfort Wall closed-cell foam system, infiltration seal package and insulated, low-E, glass windows
- Glass doors at fireplace in Family Room for energy conservation
- Site engineered grading, sediment control, drainage and stormwater management plan with underground raintanks to protect Chesapeake Bay

Customer Service Features

- Site Engineering design and survey for permits including stakeout and wall check based on 2.22.11 conceptuials.
- Architectural design, permit drawings, and construction drawings based on 2.22.11 conceptuials.
- Design modifications and/or pool design are available at Client's additional expense.
- 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 at acceptance of conceptual design (upgrades available)