

*Laurence Cafritz Builders*  
*Standard Features*  
*4720 Drummond Avenue, Village of Drummond*  
*Chevy Chase, MD 20815*

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

***Community and Lot Features***

- Distinctive New 7153 finished SF home with 6 BR, 6 BA, 2 PR on large **13,950 SF** premium lot in highly desirable exclusive **Village of Drummond**
- A short stroll to the Friendship Heights Metro, markets, shops and dining.
- Superb Chevy Chase location with easy access to DC and Downtown Bethesda.
- Somerset Elementary School – two blocks

***Exquisite Standard Features***

- 10' ceilings on main level
- 9' ceilings on second floor
- Tall basement ceilings
- Optional Elevator available.
- Natural stained oak strip flooring (all hand finished on site) on first level foyer, music/living room, study/library, formal powder room, dining room, great room, kitchen, breakfast room, command center, and second floor hallway and bedrooms.
- Wall to wall carpet throughout basement
- Niche ceiling in foyer and master bedroom with interior crown moldings
- Multiple box coffer ceiling in great room with interior crown moldings
- Box coffer ceiling in dining room with interior crown moldings
- Custom built-ins in great room
- Three-piece perimeter crown moldings in music/living room, den/study, dining room, butler's pantry and powder room
- Chair rail in dining room with panel moldings
- Oversized one-piece cove molding in foyer, kitchen, breakfast room, second floor hall, master bedroom and master bathroom
- Oversized baseboard moldings
- Masonry fireplace in great room with stone surrounds flanked by painted custom built-ins. Brick masonry chimney. Gas rough-in for future optional gas logs, if desired.
- Covered rear flagstone porch with
- 8' French doors on main level opening to handsome rear flagstone terrace with natural gas grilling area (Optional BBQ center available)
- 8' sliding French doors from breakfast room to covered rear porch flagstone terrace w/ painted bead board ceiling and columns. Optional exterior masonry wood-burning fireplace with stone surrounds and stone chimney available
- Oversized stained solid oak interior railings and newels (hand assembled and finished on site) with painted square balusters
- Oak stairs throughout with painted risers
- Traditional two-panel smooth, extra thick, solid-core interior doors with oil-rubbed bronze hinges
- Informal separate mud room entries from outside side landing and from two-car garage
- Third car optional detached garage available.
- Mud room with custom built-in cubbies, informal Powder Room and oversized walk in closet. Utility vanity with mud sink and stone top, space for optional second refrigerator, porcelain tile plank flooring
- Command center / informal study off kitchen in mud room with desk and stone top
- Solid Emtek oil-rubbed bronze door hardware

- Second floor includes 9' ceilings, large master bedroom suite with heightened box coffer ceiling with interior crown, Juliet balcony, optional morning bar, spacious custom shelved walk-in closets, with four additional bedrooms, each with own private bathroom, and spacious second floor laundry room. available, pre-construction.
- Finished basement with tall ceilings, spacious recreation / game room, exercise room and finished bedroom with full bathroom. Theater room option available.
- Optional wet bar available in rec room.
- Decorative lighting fixtures throughout
- Generous recessed lighting package with high efficacy LED bulbs.
- Undercabinet LED ambiance lighting in kitchen and butler's pantry
- Finished security system, WIFI ready.
- Cable television / communication ports (coaxial RG6) and telephone / data ports (category-6 for FIOS fiber optic capacity) in great room, kitchen, study, command center, MBR, secondary BR's, and recreation room
- TV outlets in kitchen and MBA.
- Fire sprinkler system, smoke and carbon monoxide detectors on all levels for your safety

#### ***Elegant Bathrooms***

- Formal Powder Room
  - Elegant furniture piece vanity w/ stone top with 2.5" thick edge and under mount bowl
  - Oil rubbed bronze faucet by Delta
  - Elongated toilet by Toto
  - Decorative framed mirror
- Informal Powder Room
  - Porcelain plank tile floor.
  - Vanity w/ stone top and under mount bowl
  - Polished chrome faucet by Delta
  - Elongated toilet by Toto
  - Polished edge 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 stained vanities with natural stone vanity tops and under mount bowls by Kohler with polished chrome faucets by Brizo  
 Decorative framed mirrors with elegant wall sconces  
 Oversized free standing soaking tub with polished chrome tub filler and hand held body spray by Signature  
 Private Toilet Room with elongated toilet by Toto  
 Separate MBR linen closet

- All Private En-Suite Secondary Bathrooms
  - 12 x 24 porcelain tile floors and white ceramic subway wall tile with chrome Schluter edge with glass mosaic accent in shower
  - Americast bathtubs
  - Recessed panel vanities and natural marble vanity tops with undermount Kohler bowls
  - Polished chrome faucets by Delta
  - Elongated toilets by Toto
  - Polished edge vanity mirrors

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

- 12" x 12" Ceramic tile floor set in alternating directional pattern
- Recessed panel sink base cabinets with stone top
- Deep laundry sink with rotating faucet with pull out spray by Delta
- Built-in shelf and hanging rod
- Washer and dryer rough-in hook-ups

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

- Custom built, recessed panel, full overlay, painted lacquer finish cabinets, tall wall cabinets with crown moldings
- Undermount heavy duty main stainless steel farmsink with polished chrome faucet by Brizo with heavy duty disposal.
- Undermount stainless steel bar/prep sink.
- Multi-shelf oversized walk-in pantry in kitchen
- Natural stone countertops with natural stone tile backsplash with picture framed tile accents above range-top.
- Gourmet work island and eating island with overlay paneling in painted lacquer finish with overhang for seating and pendant lighting above
- Butler pantry in stained finish with glass-door wall cabinets and combination

beverage / wine 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
- Wolf professional style stainless steel double wall ovens with upper convection
- Wolf professional style stainless steel warming drawer
- GE Monogram built-in microwave in stainless steel
- Asko paneled dishwashers (2) (super quiet) with concealed controls
- Room for second refrigerator / freezer in mudroom on dedicated circuit

#### ***Distinctive Exterior***

- Solid wood front door with insulated glass
- Distinctive stone front foundation
- Handsome flagstone front covered porch, painted custom decorative columns and painted tongue and groove wood plank ceiling
- Painted individual natural white cedar shingle siding on upper level, all painted or solid stained in field
- Smooth Hardie plank cementitious clapboard siding on main level, painted in field
- Carriage style painted wood oversized garage door, glass with wood mullions, automatic door opener, two remotes, and outdoor entry keypad, WIFI Ready.
- Gable and hip roof architectural styling
- High definition, architectural grade fiberglass roof shingles
- Windsor, tilt in, double hung, awning and casement insulated clad windows in choice of color, or equal, with SDL mullions and screens
- Poured concrete foundation with hand-parged, Senergy stucco finish on side and rear and inside window well
- Professional landscaping package
- Ground fault protected electrical outlets on front and rear
- Frost free hose bibs at front and rear
- Asphalt or concrete driveway. Tumbled paver driveway up-grade available.

#### ***Hi Tech and AV Features***

- Ceiling speakers in great room and wall speakers at outdoor rear terrace, home run to basement on Sonos music system controlled through your smart phone
- Pre-wired for future ceiling speakers in kitchen, dining room, study, living room, master bedroom, master bathroom, exercise room and rec room, all home run to basement AV rack location
- Pre-wired for WIFI access points on three floors for seamless WIFI
- WIFI ready thermostats which can be controlled from your smart phone from anywhere in the world.
- WIFI ready RING front doorbell option with camera monitoring controlled from your smart phone from anywhere in the world is available.
- Combination USB / power receptacles in select locations for easy charging of your smart phones and devices

#### ***Energy Saving and Environmental Features***

- Seventy-five-gallon quick recovery, direct vent, gas hot water heater
- Two super high efficiency central gas furnaces and 14 SEER electric air conditioning condensers with multiple zone thermostat controls
- WIFI ready programmable thermostats
- Energy efficient weather barrier
- R49 ceiling insulation, R20 blown cellulose wall insulation, air infiltration seal package and insulated glass low-E windows
- Blower door test for draft control and energy efficiency
- Duct blaster test for energy efficiency of air distribution system
- High efficacy LED recessed lighting
- Buried downspout extensions to storm water management drywell systems to protect the Chesapeake Bay
- Free new shade tree opportunities through Montgomery County Tree Canopy Program

#### ***Design and Site Engineering***

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

***Price***

- \$3,389,000., for lot, tear down and new home, including engineering, permit drawings and permits
- Assumes lot settlement by buyer and construction contract.
- Agents welcome.
- Estimated annual Owner property tax and non-tax charges in first full year of home ownership are \$40,669.
- Existing house salvage donation and recycling opportunities available to Owner through charitable salvage/work training companies like Details Deconstruction, Second Chance, Community Forklift, etc. Consult with your accountant for tax benefits.

***Contact Us to Find Out More***

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