

***Laurence Cafritz Builders***  
***Standard Features***  
***5619 Bent Branch Rd, Bethesda, MD 20816***

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

***Community and Lot Features***

- New 6 BR, 6-1/2 BA home on large 21,152 SF premium lot on quiet street in peaceful neighborhood of Tulip Hill
- Perfect setting with beautiful views and even a Wintertime glimpse of the Potomac River through the private wooded surroundings
- Plenty of room for a pool
- Superb Bethesda location with easy access to Downtown Bethesda, Downtown DC and Northern Virginia

***Exquisite Standard Features***

- 10' ceilings on main level
- 9' ceilings on second floor
- Tall basement ceilings
- Optional elevator offered
- Natural stained oak strip flooring (all hand finished on site) on first level foyer, music/living room, study/library, powder room, dining room, great room, kitchen, breakfast room,, second floor hallway and master suite
- Wall to wall carpet throughout basement and secondary bedrooms on second floor
- Raised niche ceiling in foyer and master bedroom with interior crown mouldings
- Multiple box coffer ceiling in great room with interior crown mouldings
- Tray ceiling in dining room with interior crown mouldings
- Custom built-ins in great room
- Three piece perimeter crown mouldings in foyer, music/living room, study/library, dining room and powder room
- Chair rail in dining room with panel mouldings
- Paneled cased opening in foyer
- One-piece oversized crown moulding in kitchen, breakfast room, butler's pantry, mud room and second floor hall
- Oversized baseboard mouldings

- Wood burning masonry fireplace with flush bluestone hearth and stone surrounds in GR (optional gas loglighter / logset available)
- 8' French doors on main level opening to handsome rear flagstone terrace with natural gas grilling area
- Covered rear flagstone terrace w/ painted beadboard ceiling and columns. Screened option available. Outdoor fireplace option 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 interior doors with oil-rubbed bronze hinges
- Informal entry on main level from oversized two-car garage
- Mud room with custom built-in cubbies, oversized walk in closet and oversized pantry. Utility vanity with stone top (optional mud sink), space for optional second refrigerator and porcelain tile plank flooring
- Command center with desk with stone top and porcelain tile plank flooring off mud room
- Informal second staircase to second floor from morning room / mudroom
- Solid Emtek oil-rubbed bronze door hardware
- Second floor includes 9' ceilings, large master bedroom suite with heightened coffer ceiling with interior crown, balcony, spacious custom shelved walk-in closets, optional morning bar, four additional bedrooms, each with own private bathroom and spacious second floor laundry room
- Finished basement with tall ceilings, spacious recreation / game room, exercise room, and finished bedroom with full bathroom.

- Optional wet bar available off recreation room
- 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 covered terrace.
- Cable television / communication ports (coaxial RG6) and telephone / data ports (category-6 for FIOS fiber optic capacity) in great room, kitchen, library, command center, MBR, secondary BR's and recreation room
- LCD TV outlets in kitchen, MBA and in exercise room
- 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 Kohler  
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 stained 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 Kohler  
MBA linen closet

- All Secondary Baths  
12 x 24 porcelain tile floors and white ceramic subway wall tile with glass mosaic border in shower  
Americast bathtubs  
Recessed panel vanities and natural marble vanity tops with undermount Kohler bowls  
Polished chrome faucets by Brizo  
Elongated toilets by Kohler  
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 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 cabinets, tall wall cabinets with crown mouldings
- 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 tile backsplash
- Gourmet work 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
- 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 front door with insulated glass
- Distinctive stone front foundation with stone wall accents
- Handsome flagstone front covered porch, painted custom decorative columns and painted tongue and groove wood plank ceiling
- Painted individual natural cedar shingle siding at second floor with smooth Hardie plank siding exterior below, all painted in field
- Carriage style painted wood oversized garage door, glass with wood mullions, automatic door openers and outdoor entry keypad.
- Gable and hip roof architectural styling
- High definition, architectural grade fiberglass roof shingles
- Jeldwens Sitaline EX, Tilt out double hung, awning and casement insulated windows, or equal, with painted wood mullions and screens
- Poured concrete foundation with hand-parged Senegystucco 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
- Asphalt driveway and flagstone lead walk
- Site retaining walls

#### ***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 14 SEER electric air conditioning
- WIFI ready programmable thermostats
- Energy efficient weather barrier
- R38 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 CFL recessed lighting
- Storm water management 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