

*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 Siteline 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)