

***Laurence Cafritz Builders***  
***Standard Features***  
***7501 Hampden Lane, Bethesda, MD 20814***  
***In Edgemoor***

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

***Community and Lot Features***

- Distinctive New 5 BR (Opt 6 BR), 5-1/2 BA (Opt 6-1/2 BA) home on 11,017 SF level lot on premier block of upper bracket homes in highly sought after neighborhood of Edgemoor
- Easy walk to shops and restaurants in downtown Bethesda, as well as the Bethesda Metro stop on the Red Line for a quick ride to downtown DC
- Automatic neighborhood pool/social membership rights at the Edgemoor Club and heightened tennis membership eligibility.
- Walt Whitman school district.

***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, command center, second floor hallway, master suite and all upper secondary bedrooms
- Wall to wall carpet throughout basement
- Raised niche ceiling in foyer and master bedroom with interior three-piece crown mouldings
- Multiple box coffer ceiling in great room with interior oversized cove mouldings
- Tray ceiling in dining room with interior three-piece crown mouldings
- Painted custom built-ins in great room with adjustable shelves and TV niche
- Three-piece crown mouldings in music/living room, den/study, and powder room

- Chair rail in dining room with panel mouldings
- Paneled cased opening in foyer/stair hall
- Oversized one-piece cove perimeter moulding in foyer, main hall, dining room, kitchen, breakfast room, and second floor hall
- Oversized one-piece cove perimeter moulding in master bedroom and master bathroom
- Oversized baseboard mouldings
- Wood burning masonry fireplace in great room with natural stone surrounds. (optional gas log lighter / log set available)
- Optional wood burning outside masonry fireplace in covered rear porch. (optional gas log lighter / log set available)
- 8' French sliding doors on main level opening from great room to handsome rear flagstone terrace
- Optional natural gas grilling terrace (Optional BBQ center available)
- 8' French doors from breakfast room to covered flagstone terrace w/ painted bead board ceiling and columns. Screened 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 mud room entry on main level from two-car garage
- Mud room with custom built-in cubbies and oversized walk in closet. Utility vanity with stone top and mud sink, space for optional second refrigerator, porcelain tile plank

flooring. (Optional informal powder room available)

- Command center desk off kitchen with stone top
- Solid Emtek oil-rubbed bronze door hardware
- Second floor includes 9' ceilings, large master bedroom suite with heightened coffer ceiling with interior crown, sitting bay, spacious custom shelved walk-in closets, three additional bedrooms, each with own private bathroom, and spacious second floor laundry room
- Optional attic available with finished loft, elevator shaft/closet, 6<sup>th</sup> BR and 6<sup>th</sup> full bathroom (adds 612 fin SF)
- Finished basement with tall ceilings, spacious recreation / game room, exercise room, and finished bedroom with full bathroom.
- Optional wet bar available in rec/game room.
- Optional wine cellar room available in basement
- Decorative lighting fixtures throughout
- Generous recessed lighting package with high efficacy LED bulbs.
- Undercabinet LED ambient 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
- LCD TV outlets in kitchen , MBA, and exercise room
- Fire sprinkler system with concealed heads as allowed by code, and smoke and carbon monoxide detectors on all levels for your safety

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

- Powder Room
  - Elegant furniture piece vanity w/ granite top and under mount 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,

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 make-up desk, 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 Brizo

Private Toilet Room with elongated toilet by Toto

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 Kohler
  - 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 drop-in 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, beaded inset, painted lacquer finish cabinets, tall wall cabinets with crown mouldings
- Undermount heavy duty main stainless steel sink with Trinsic pull-down arctic steel faucet 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 with glass mosaic accents
- Chef's island with paneling in painted lacquer finish with overhang for seating and pendant lighting above

- Butler pantry in painted 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 and sidelights
- Distinctive stone front foundation
- Handsome flagstone front covered porch, painted custom decorative columns and painted tongue and groove wood plank ceiling
- Painted individual natural cedar shingle siding on second level and smooth cementitious Hardieplank siding on main with 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
- Windsor Hybrid clad tilt out double hung, awning and casement insulated windows, or equal, with STDL mullions and screens
- Poured concrete foundation with hand-parged Senergy stucco finish on sides and rear
- Brick masonry chimney for outdoor fireplace
- Professional landscaping package
- Ground fault protected electrical outlets on front and rear
- Frost free hose bibs at front and rear
- Tumbled paver driveway and flagstone leadwalk and landing

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

- Ceiling speakers in great room and in outdoor rear covered porch, home run to basement on optional Sonos music system controlled through your smart phone
- Pre-wired for speakers at rear terrace, in kitchen, study, dining room, living room, master bedroom, master sitting room, master bathroom, rec room and exercise 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 with camera monitoring controlled from your smart phone from anywhere in the world.
- 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 zone super high efficiency central gas furnaces and 14 SEER electric air conditioning
- WIFI ready programmable thermostats
- Energy efficient weather barrier infused in Zip wall sheathing
- 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 LED recessed lighting
- 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