

***Laurence Cafritz Builders***  
***Standard Features***  
***5905 Kirby Road, Bethesda, MD 20817***

***Custom Designed By Award Winning Sutton-Yantis Architects***  
***Crafted By Award Winning Laurence Cafritz Builders***

***Community and Lot Features***

- New home on premium 12,850 square foot level lot in incredible family neighborhood
- Beautiful quiet street lined with mature cherry blossom trees
- 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 room, study, dining room, kitchen, breakfast room, family room, powder room, second floor hallway and master suite
- Wall to wall carpet throughout basement, second floor bedrooms and third floor
- Coffered ceiling in foyer, master bedroom and multiple box coffer ceiling in family room with interior crown mouldings
- Custom built-ins in family and living rooms
- Three piece crown mouldings in living room, dining room, study and powder room
- Chair rail in dining room with panel mouldings
- Paneled cased openings in living room and dining room
- Interior glass 8' French doors in study
- One-piece crown mouldings in 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)

- Family room French doors on main level opening to covered flagstone patio w/ handsome beadboard ceiling and open grilling area. Optional screened 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
- Traditional two-panel smooth, extra thick, solid interior doors with oil-rubbed bronze hinges
- Mud room with custom built-in cubbies on main level from two-car garage (optional mud room sink available), ceramic tile floor
- Solid Emtek oil-rubbed bronze door hardware
- Second floor includes nine foot ceilings, large master bedroom suite with heightened coffer ceiling with interior crown and spacious custom shelved walk-in closets, three additional bedrooms and a total of three bathrooms
- Master bedroom balcony with Duradek surface
- Finished third level with full bathroom, 6<sup>th</sup> bedroom, loft and home office
- Finished basement with tall ceilings, bedroom with full bathroom, and large recreation room with French doors to outside
- Decorative lighting fixtures throughout
- Generous recessed lighting package
- Undercabinet ambient lighting in kitchen
- Pre-wired for security system
- Ceiling speakers with volume controls in FR and covered porch, iPod docking station
- Cable television / communication ports (2-coaxial RG6) and telephone / data ports (category-5E for DSL and FIOS fiber optic capacity) in family room, kitchen, study, MBR, all other bedrooms and basement

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- 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 Newport Brass
  - Elongated toilet by Toto
  - Decorative framed mirror
- Master Bath
  - 12" x 12" imported honed Bianca Carrara with stone 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 Porcher, 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 Porcher
  - 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 Porcher
  - Private Toilet Room with elongated toilet by Toto
- All Hall and Bedroom Baths
  - Octagon dot mosaic ceramic floor tile and 3" x 6" white ceramic subway wall tile with glass mosaic border in shower
  - Americast bathtubs
  - Raised panel vanities and natural marble vanity tops with undermount Kohler bowls
  - Mirrored medicine cabinets
  - Polished chrome faucets by Kohler
  - Round front 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 Formica 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***

- Custom built, recessed panel, full overlay, painted finish wood cabinets, tall wall cabinets with crown mouldings
- Undermount stainless steel sink with polished chrome faucet by Blanco with heavy duty disposal
- Multi-shelf oversized walk-in pantry
- Solid granite countertops with natural stone backsplash
- Gourmet work island with overlay paneling in painted finish with overhang for seating and pendant lighting
- Undermount stainless steel vegetable sink with disposal in kitchen island with second full size, paneled dishwasher by Miele (super quiet)
- Kitchen desk work station in painted finish with glass door wall cabinets and mail cubbies
- Butler pantry area in painted and glazed finish with glass door wall cabinets and 48 bottle, three zone wine captain by U-Line with framed glass door
- Sub-Zero built-in refrigerator with icemaker and flush wood panel front
- Wolf stainless steel gas professional rangetop with six sealed burners 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 (super quiet) with concealed controls at main sink
- GE Monogram stainless steel built-in microwave oven
- Room for second refrigerator / freezer in mudroom on dedicated circuit

### ***Distinctive Exterior***

- Solid cedar wood front door with large insulated glass transom and sidelights
- Distinctive stone front foundation
- Handsome flagstone front and rear covered porches with painted custom decorative

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columns and rails, and painted tongue and groove wood plank ceiling

- Painted/stained individual cedar shingle siding
- Carriage style wood oversized garage doors, glass with wood mullions, automatic door openers and outdoor entry keypad.
- Gable roof architectural styling with custom wood brackets at overhangs
- 30 Year architectural grade fiberglass roof shingles
- Tilt out double hung insulated windows with painted wood mullions and screens
- 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 leadwalk and driveway with new concrete driveway apron

#### ***Energy Saving Features***

- Seventy-five gallon high BTU gas hot water heater
- Two zone super high efficiency central gas furnaces and 13 SEER electric air conditioning
- Split zone second floor / attic sensor with automatic dampers for more attic cooling
- Energy efficient Tyvek housewrap
- R38 ceiling insulation, air seal infiltration package with Comfort Wall system and insulated glass windows

#### ***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)