***Laurence Cafritz Builders***

# Standard Features

***4834 Quebec St. NW Washington, DC 20016***

*Custom Designed By Award Winning Studio Z Architects*

*Crafted By Award Winning Laurence Cafritz Builders*

***Community and Lot Features***

1. Distinctive New 6 BR, 6-1/2 BA, 7461 finished SF new home on 10,228 SF premium level lot on quiet street in peaceful iconic neighborhood of Spring Valley in NW Washington, DC to be delivered in 2020.
2. Deep lot boasting full rear Southern exposure with plenty of room for a pool.
3. Large mature shade canopy oak tree to remain.
4. Charming block with historic street lamps, sidewalks and no overhead street power lines.
5. Stroll with the dog in Stream Valley Park right around the corner.
6. Just a few blocks to nearby historic Spring Valley Village Shopping Center with Starbucks, cozy cafes and restaurants, Wagshal’s Famous Deli, Crate and Barrel and other great shopping.
7. Enjoy the ball fields, tennis courts, playground and basketball at nearby Turtle Park.
8. Superb DC location with easy access to schools, American University and downtown DC.

***Exquisite Standard Features***

1. 10’ ceilings on main level
2. 9’ ceilings on second floor
3. Tall basement ceilings
4. Elevator by Eclipse is included to all four levels, finished and trimmed, with phone
5. 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, informal office, and second and third floors

1. Wall to wall carpet throughout basement
2. Niche ceiling in foyer and master bedroom with interior crown mouldings
3. Multiple box coffer ceiling in great room with interior crown mouldings
4. Tray ceiling in dining room with interior crown mouldings
5. Custom built-ins in great room
6. Three piece perimeter crown mouldings in music/living room, den/study, dining room, butler’s pantry and powder room
7. Chair rail in dining room with panel mouldings
8. One-piece oversized cove moulding in foyer, pub room, kitchen, breakfast room, informal office, second floor hall, master bedroom and master bathroom
9. Oversized baseboard mouldings
10. Gas fireplace in great room with marble surrounds flanked by painted custom built-ins.
11. 8’ French sliding doors from breakfast room to flagstone screened porch w/ painted bead board ceiling and columns, wood-burning stone fireplace and handsome stone chimney with exterior log storage stone niche, and solid stucco foundation walls.
12. 8’ French doors in Great Roomopening to handsome rear flagstone open grilling terrace with thick flagstone tread steps down to pool sized yard.
13. Oversized stained solid oak interior railings and newels (hand assembled and finished on site) with painted square balusters
14. Oak stairs throughout with painted risers
15. Traditional two-panel smooth, extra thick, solid interior doors with oil-rubbed bronze hinges
16. Pub Room off of Foyer complete with ice, beverage center, bar cabinets, bar sink, and stone top with overhang for bar seating, including game/pub table area
17. Catering room behind Pub Room Bar with optional oversized wine cooler and optional storage cabinetry/ prep space.
18. Command center / informal study on main level with desk, stone top and French doors
19. Solid Emtek oil-rubbed bronze door hardware
20. Second floor includes 9’ ceilings, large master bedroom suite with heightened box coffer ceiling with interior crown, master sitting room, morning bar, spacious custom shelved walk-in closets, with three additional bedrooms, each with own private en-suite bathroom, family lounge, and spacious second floor laundry room.
21. Finished third floor with loft, BR, full bathroom and elevator service
22. Informal mud room entry on lower level from two-car garage
23. Mud room with custom built-in cubbies and oversized walk in closet. Utility vanity with sink, stone top, space for optional second refrigerator, space and rough-ins for optional second washer/dryer(stacked), porcelain tile plank flooring and separate entry door from outside alcove off driveway.
24. Finished basement with French doors to rear for yard access and natural light, tall ceilings, spacious recreation / game room and finished bedroom with full bathroom. Exercise room/ theater options are available.
25. Wet bar in rec room with cabinetry, undermount sink, beverage center and stone top.
26. Decorative lighting fixtures throughout
27. Generous recessed lighting package with high efficacy LED bulbs.
28. Undercabinet LED ambiance lighting in kitchen and butler’s pantry
29. Finished security system, WIFI ready.
30. Cable television / communication ports (coaxial RG6) and telephone / data ports (category-6 for FIOS fiber optic capacity) in great room, kitchen, study, informal office, MBR, secondary BR’s, loft and recreation room
31. TV outlets in kitchen and MBA.
32. Fire sprinkler system, smoke and carbon monoxide detectors on all levels for your safety

***Elegant Bathrooms***

1. Powder Room

Elegant furniture piece vanity w/ granite top, ogee edge and under mount bowl

 Oil rubbed bronze faucet by Delta

Elongated toilet by Toto

 Decorative framed mirror

1. Master Bath

12” x 24” imported honed natural

marble with stone and glass mosaic accents

Radiant floor heat system

OversizedMBA 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 oversized double vanities with natural stone top 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

MBA linen closet

1. All Private En-Suite Secondary Bathrooms

12 x 24 porcelain tile floors and wall tile

 Americast bathtubs (tiled shower in

BA3)

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 hook-ups (W/D Optional)

***Chef’s Kitchen with Butler Pantry Area***

1. Custom built, recessed panel beaded inset painted lacquer finish cabinets, tall wall cabinets to ceiling with crown mouldings
2. Undermount heavy duty main stainless steel farmsink in island with polished chrome faucet by Brizo with heavy duty disposal.
3. Undermount stainless steel prep sink.
4. Multi-shelf oversized walk-in pantry adjacent to kitchen
5. Solid stone countertops with natural stone tile backsplash
6. Gourmet work island with paneling in painted lacquer finish with overhang for seating and pendant lighting above
7. Butler pantry in stained finish with glass-door wall cabinets and combination beverage / wine captain by U-Line with framed glass door
8. Sub-Zero 48” built-in stainless steel refrigerator with icemaker
9. Wolf stainless steel gas professional range top with six sealed burners and griddle
10. Chimney style, stainless steel vent hood by Best
11. Wolf professional style stainless steel double wall ovens with upper convection
12. Wolf professional style stainless steel built-in warming drawer
13. Asko paneled dishwashers (2) (super quiet) with concealed controls
14. Wolf stainless steel built-in microwave drawer
15. Room for second refrigerator / freezer in mudroom on dedicated circuit

***Distinctive Exterior***

1. Solid wood front door with insulated glass sidelights and transom
2. Distinctive painted brick front with precast lintels
3. Handsome flagstone front covered portico, painted custom decorative columns and painted tongue and groove wood plank ceiling
4. Smooth Hardie plank cementitious clapboard siding on sides and rear, painted in field
5. Carriage style painted wood oversized garage door, glass with wood mullions, automatic door opener with remotes and outdoor entry keypad.
6. Gable and hip roof architectural styling
7. Architectural grade Slateline fiberglass roof shingles
8. Dark oversized seamless gutters with full round downspouts
9. Windsor, Tilt out double hung, awning and casement insulated clad windows, or equal, with SDL mullions and screens
10. Poured concrete foundation with hand-parged synthetic stucco finish on sides and rear
11. Professional landscaping package in front
12. Ground fault protected electrical outlets on front and rear
13. Frost free hose bibs at front and rear
14. Concrete driveway with trench drain

***Hi Tech and AV Features***

1. Ceiling speakers in great room and screened porch, home run to basement on optional Sonos music system controlled through your smart phone
2. Pre-wired for future ceiling speakers in kitchen, library, dining room, living room, pub room, master bedroom, master bathroom, and rec room, all home run to basement AV rack location
3. Pre-wired for WIFI access points on three floors for seamless WIFI
4. WIFI ready thermostats which can be controlled from your smart phone from anywhere in the world.
5. WIFI ready RING front doorbell option with camera monitoring controlled from your smart phone from anywhere in the world.
6. Combination USB / power receptacles in select locations for easy charging of your smart phones and devices

***Energy Saving and Environmental Features***

1. Seventy-five gallon quick recovery, direct vent, gas hot water heater
2. Two super high efficiency central gas furnaces and 14 SEER electric air conditioning with multiple zone thermostat controls
3. WIFI ready programmable thermostats
4. Energy efficient weather barrier
5. R49 ceiling insulation, R20 blown cellulose wall insulation, air infiltration seal package and insulated glass low-E windows
6. Blower door test for draft control and energy efficiency
7. Duct blaster test for energy efficiency of air distribution system
8. High efficacy LED recessed lighting
9. Buried downspout pipe extensions to underground storm water management rain tank system to protect the Chesapeake Bay

***Design and Site Engineering***

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

* Optional pool offered pre-construction.
* 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)

***Numerous Customizing Options Available***

***Laurence Cafritz Builders***

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