

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

- Distinctive New 6 BR, 6-1/2 BA, 7461 finished SF 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.
 - Deep lot boasting full rear Southern exposure with plenty of room for a pool.
 - Large mature shade canopy oak tree to remain.
 - Charming block with historic street lamps, sidewalks and no overhead street power lines.
 - Stroll with the dog in Stream Valley Park right around the corner.
 - Just a few blocks to nearby historic Spring Valley Village Shopping Center with Starbucks, cozy cafes and restaurants, Wagshal's Famous Deli, Millie's, Crate and Barrel and other great shopping.
 - Enjoy the ball fields, tennis courts, playground and basketball at nearby Turtle Park.
 - Superb DC location with easy access to schools, American University and downtown DC.
- powder room, dining room, great room, kitchen, breakfast room, informal office, and second and third floors
 - Wall to wall carpet throughout basement
 - 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 music/living room, den/study, dining room, butler's pantry and powder room
 - Chair rail in dining room with panel mouldings
 - One-piece oversized cove moulding in foyer, pub room, kitchen, breakfast room, informal office, second floor hall, master bedroom and master bathroom
 - Oversized baseboard mouldings
 - Gas fireplace in great room with marble surrounds flanked by painted custom built-ins.
 - 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 stucco adorned foundation walls.
 - 8' French doors in Great Room opening to handsome rear flagstone open grilling terrace with thick flagstone tread steps down to pool sized yard.
 - Oversized stained solid oak interior railings and newels (hand assembled and

Exquisite Standard Features

- 10' ceilings on main level
- 9' ceilings on second floor
- Tall basement ceilings
- Elevator by Eclipse is included to all four levels, finished and trimmed, with phone
- Natural stained oak strip flooring (all hand finished on site) on first level foyer, music/living room, study/library,

- 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
- 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
- Catering room behind Pub Room Bar with optional oversized wine cooler and optional storage cabinetry/ prep space.
- Command center / informal study on main level with desk, stone top and solid paneled doors for privacy.
- Solid Emtek oil-rubbed bronze door hardware
- 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.
- Finished third floor with loft, BR, full bathroom and elevator service
- Informal mud room entry on lower level from two-car garage
- 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.
- 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.
- Wet bar in rec room with cabinetry, undermount sink, beverage center and stone top.
- Decorative lighting fixtures throughout
- Generous recessed lighting package with high efficacy LED bulbs.
- Undercabinet LED ambiance 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, informal office, MBR, secondary BR's, loft and recreation room
- 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/ thick stone top and under mount bowl
 - 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 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
- 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's Pantry

- Custom built, recessed panel beaded inset painted lacquer finish cabinets, tall wall cabinets to ceiling with crown mouldings
- Undermount heavy duty main stainless steel farm sink in island 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 stone countertops with natural stone tile backsplash
- Gourmet work island with paneling in painted lacquer finish with overhang for seating and pendant lighting above
- Butler's 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
- Cabinet style vent hood.

- Wolf professional style stainless steel double wall ovens with upper convection
- Wolf professional style stainless steel built-in warming drawer
- Asko paneled dishwashers (2) (super quiet) with concealed controls
- Wolf stainless steel built-in microwave drawer
- Room for second refrigerator / freezer in mudroom on dedicated circuit

Distinctive Exterior

- Solid wood front door with insulated glass sidelights and transom
- Distinctive hand-crafted brick front with natural stone headers
- Handsome flagstone front covered portico, painted custom decorative columns and painted tongue and groove wood plank ceiling
- Smooth Hardie plank cementitious clapboard siding on sides and rear, painted in field
- Carriage style painted wood oversized garage door, glass with wood mullions, automatic door opener with remotes and outdoor entry keypad.
- Gable and hip roof architectural styling
- Ecostar Majestic synthetic slate roof in Midnight Gray with variation.
- Dark oversized seamless gutters with full round downspouts
- Windsor, Tilt out double hung, awning and casement insulated clad windows, or equal, with SDL mullions and screens
- Poured concrete foundation with hand-parged synthetic stucco finish on sides and rear
- Professional landscaping package in front
- Ground fault protected electrical outlets on front and rear
- Frost free hose bibs at front and rear
- Concrete driveway with trench drain

Hi Tech and AV Features

- Ceiling speakers in great room and screened porch, home run to basement

- on optional Sonos music system controlled through your smart phone
- 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
- 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 option 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 super high efficiency central gas furnaces and 14 SEER electric air conditioning with multiple zone thermostat controls
- WIFI ready programmable thermostats
- Energy efficient weather barrier
- R49 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
- 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

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