

Laurence Cafritz Builders
Standard Features

3201 Winnett Road, Chevy Chase, MD 20815

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

Community and Lot Features

- Distinctive New 6 BR, 6-1/2 BA home on 12,731 SF premium corner lot on quiet street in peaceful neighborhood
- Corner lot design boasting loads of natural light and large level back yard
- Just two blocks to nearby Chevy Chase local park with ballfields, tennis, basketball, sledding hill and playground
- A short stroll to the Brookeville market, diner, neighborhood pharmacy and one of Washington's finest restaurants, La Ferme.
- Superb Chevy Chase location with easy access to DC and Downtown Bethesda.

Exquisite Standard Features

- 7044 finished SF on four spacious levels
- Elevator by Eclipse is included to all four levels, finished and trimmed, with phone
- 10' ceilings on main level
- 9' ceilings on second floor
- Tall basement ceilings
- 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, 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

- Paneled cased opening from hall to great room
- One-piece oversized beaded cove moulding in kitchen, breakfast room, second floor hall, master bedroom and master bathroom
- Oversized baseboard mouldings
- Masonry fireplace in great room with stone surrounds flanked by painted custom built-ins. Brick masonry chimney.
- 8' French doors on main level opening to handsome rear covered flagstone terrace with painted beadboard ceiling, columns, and raised stone fireplace and chimney and separate open natural gas grilling patio (Optional Built-in BBQ available)
- Option available for trim out and screens on covered terrace to make stunning optional screened porch
- 8' French doors from great room to covered front porch flagstone terrace w/ painted beadboard ceiling and columns.
- 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
- Command center / informal study off kitchen with desk and stone top
- Solid Emtek oil-rubbed bronze door hardware
- Second floor includes 9' ceilings, large master bedroom suite with heightened box coffer ceiling with interior crown, covered balcony, morning bar with beverage center, spacious custom shelved walk-in closets, with three additional bedrooms, each with own private bathroom, and spacious second floor laundry room. Optional Master sitting room available, pre-construction.

- 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, oversized walk in closet and niche for optional wine closet. Utility vanity with stone top, space for optional second refrigerator, porcelain tile plank flooring
- Finished basement with tall ceilings, spacious recreation / game room and finished bedroom with full bathroom. Exercise room/ theater options are available.
- Handsome wet bar in rec room with ice machine stone top and tiled backsplash
- Decorative lighting fixtures throughout
- Generous recessed lighting package with high efficacy LED bulbs.
- Undercabinet LED ambiance lighting in kitchen and butler's pantry
- Optional in-cabinet LED accent lighting available
- 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, 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/ granite/marble top, 2" thick edge and under mount bowl

Oil rubbed bronze faucet by Delta

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 stained vanities 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 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 in shower

Americast bathtubs

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 roughed in.

Chef's Kitchen with Butler Pantry Area

- Custom built, recessed panel, full overlay, painted lacquer finish cabinets, tall wall cabinets with crown mouldings
- Undermount heavy duty main stainless steel farmsink 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 granite countertops with natural stone tile backsplash
- Gourmet work/eating island with overlay paneling in painted lacquer finish with overhang for seating and pendant lighting above
- Butler 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
- Chimney style, stainless steel vent hood by Best
- 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
- Distinctive stone front foundation
- Handsome flagstone front covered porch, painted custom decorative columns and painted tongue and groove wood plank ceiling
- Painted individual natural white cedar shingle siding on upper level, all painted or solid stained in field
- Smooth Hardie plank cementitious clapboard siding on main level, 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, Tilt out double hung, awning and casement insulated clad windows, or equal, with SDL mullions and screens
- Poured concrete foundation with hand-parged traditional synthetic stucco finish on left side, rear and inside window wells
- Professional landscaping package
- Ground fault protected electrical outlets on front and rear
- Frost free hose bibs at front and rear
- Asphalt or concrete driveway. Tumbled paver driveway upgrade option available.

Hi Tech and AV Features

- Ceiling speakers in great room and wall speakers at outdoor rear terrace, home run to basement on Sonos music system controlled through your smart phone

- Pre-wired for future ceiling speakers in covered porch, kitchen, den, dining room, living 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. Additional camera locations available.
- 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-E366 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 extensions to storm water management drywell systems to protect the Chesapeake Bay.
- Planting a 25' to 30' tall Maple Tree in front is included to right of lead walk.
- 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 Warranty by Builder
- One-year inspection including caulk and paint touch-up

Detailed Specifications

- Detailed specifications with standard fixtures and model numbers available upon request (upgrades available)
- Estimated Annual Property Tax and Non-tax charges: \$32,754. Includes WSSC deferred water fee of approx. \$454 annually, if any.

Numerous Customizing Options Available