

***Laurence Cafritz Builders***  
***Standard Features***  
***5408 Moorland, LLC***  
***New Home at 5408 Moorland Lane, Bethesda, MD 20814***  
***Edgemoor***

***Custom Designed By Award Winning GTM Architects***  
***Crafted By Award Winning Laurence Cafritz Builders***

***Community and Lot Features***

- Distinctive New 6 BR, 7 Full Baths and 1 Half Bath on large 18,181 SF premium lot on quiet street in peaceful iconic neighborhood of Edgemoor
- Wide lot design boasting loads of natural light and large level back yard with plenty of room for a pool
- Perfect rear southern exposure
- Charming streets lined with mature trees
- A short stroll to Metro and the numerous shops and restaurants of downtown Bethesda and Bethesda Row
- Edgemoor Swim and Tennis Club just a few blocks away with resident priority membership
- Superb location with easy access to DC and Downtown Bethesda.
- Three-piece perimeter cove crown mouldings in music/living room, study, dining room and powder room
- Chair rail in dining room with panel mouldings
- Cased openings with wide jambs on main level
- One-piece oversized beaded cove moulding in kitchen, breakfast room, second floor hall, primary bedroom and primary bathroom
- Oversized baseboard mouldings
- Wood burning fireplace in great room with stone slab hearth and surrounds, custom mantel, flanked by painted custom built-ins. Gas rough-in included. Optional gas logs available.
- 8' French door in study opening up to front covered flagstone porch with painted beadboard ceiling and columns and wired for ceiling fan.

***Exquisite Standard Features***

- 7841 finished SF on three spacious levels
- Elevator to all levels with self-closing gate
- 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, family room, kitchen, breakfast room, rear main level informal entry and second floor
- Wall to wall carpet in basement BR, LVP in rec room, and rubber flooring in gym
- Box tray 10' ceiling in primary bedroom with interior crown mouldings
- Multiple box coffer ceiling in great room with interior cove mouldings
- Custom built-ins in great room, walk-in pantry and in both mudrooms
- 8' sliding French doors from breakfast room to open rear flagstone terrace
- 8' sliding French doors on main level opening to handsome rear covered screen porch with flagstone terrace, painted beadboard ceiling, columns, and raised stone hearth gas fireplace and stone surrounds to ceiling with thick thermal bluestone mantle
- Screen porch is prewired for TV and future outdoor ceiling mounted heaters.
- Open terrace with hookup for gas grilling.
- Informal tiled mud room entry on lower level from three-car garage with epoxy coated floor, with level driveway to street. Mud room has painted built-in cubbies, utility sink and room for extra refrigerator/freezer, with easy access to elevator to serve all three levels

- Separate hardwood rear entry to additional informal Mud room on main level with custom built-in cubbies, informal coat closet, tiled full bathroom/changing room with shower, command center with desk, stone top and file drawers, closet for optional stacked washer/dryer, room for optional extra refrigerator/freezer,
  - Dual formal and informal interior stair entries from main level foyer and from kitchen, up to the second floor.
  - White oak stairs throughout with painted risers
  - Oversized interior painted over-the-post wood railings and newels (hand assembled and finished on site) with painted wood pintop balusters
  - Traditional two-panel smooth, extra thick, solid interior doors with polished nickel hinges
  - Solid brass Emtek interior door hardware in polished nickel finish
  - Second floor includes 9' ceilings, hallway skylights, large primary bedroom suite with 10' tall box tray ceiling with interior crown, morning bar with beverage center, spacious oversized walk-in primary closets with custom closet systems, second floor south facing balcony with decking off of Primary bedroom, four additional bedrooms, each with own private bathroom, and spacious oversized second floor laundry room with base cabinets, tall storage cabinet, laundry sink, large stone counter for folding clothes, long hanging rod and shelf and two washer and dryer hookups and heavy duty metal drain pan.
  - Family lounge/reading niche on second floor.
  - Finished basement with separate entrance from three car garage with easy access to level driveway through glass door. Basement has tall ceilings, spacious family room, recreation / game room, exercise room and finished bedroom with full bathroom.
  - Large unfinished storage room and mechanical room.
  - Optional wine cellar room which can be vented to the garage. This optional wine cellar room has an insulated glass door and is insulated with closed cell foam with vapor barrier at ceilings and walls and with roughed-in wiring for future refrigeration.
- Optional refrigeration unit, racks and finishes available.
- Handsome wet bar in rec room with glass front beverage center, stone top, and LED accent under-cabinet and in-cabinet lighting at glass doors.
  - Decorative lighting fixtures throughout
  - Generous high-efficacy LED recessed lighting package.
  - Undercabinet LED ambiance lighting in kitchen, butler's pantry, LR bar, LR niche cabinets and at rec room bar.
  - In-cabinet LED ambiance lighting at kitchen, butler pantry, LR and rec room bar at glass front cabinets with finished interiors.
  - Automated Lutron lighting system included for exterior and landscape lighting and available for optional expansion.
  - Finished security system, WIFI ready.
  - Cable television / communication ports (coaxial RG6 or CAT6) and telephone / data ports (CAT6 for FIOS fiber optic capacity) in great room, kitchen, study, command center, Primary BR, secondary BR's, gym and recreation room.
  - Fire sprinkler system with concealed heads, smoke and carbon monoxide detectors on all levels for your safety
- Elegant Bathrooms***
- **Formal Powder Room**  
Elegant furniture piece vanity w/ stone top, and under mount Kohler bowl  
Brushed modern brass  
faucet by Kohler  
Elongated toilet by American Standard  
Decorative framed mirror
  - **Informal Full Bathroom/ Changing Room,**  
with shower off main level Mud Room,  
ideal for future optional pool  
Recessed panel vanity and natural stone  
vanity tops with undermount Kohler  
bowl  
Matte black faucet by  
Kohler  
Elongated toilet by American Standard  
Custom cased built-in vanity mirror
  - **Primary Bathroom**  
12" x 24" imported natural  
Marble, or equal, with mosaic marble  
shower floor and ceiling  
Radiant floor heat system

Oversized marble shower with seat, fixed shower head and separate hand-held body spray on mounting bar in polished nickel by Kohler, and frameless glass shower door with operable glass louver above.

Steam unit is included for primary shower.

Adult height furniture style quarter-sawn white oak vanities and make-up area with natural stone vanity tops and under mount bowls by Kohler with polished nickel faucets by Kohler Custom cased built-in vanity mirrors with elegant wall sconces

Oversized free-standing soaking tub with polished nickel tub filler and handheld body spray by Kohler

Private Toilet Room with elongated toilet by American Standard. Wash-let toilet seat option and outlet available

- All Private En-Suite Secondary Bathrooms  
12 x 24 porcelain tile floors and wall tile, or equal, in showers and at tub surround  
Kohler Villager bathtub in Bathroom #4  
Recessed panel vanities and natural marble vanity tops with undermount Kohler bowls  
Polished chrome faucets by Kohler  
Elongated toilets by Kohler  
Custom cased built-in vanity mirrors

#### ***Oversized Second Floor Laundry Room***

- Decorative tile floor and laundry floor/pan drain for future washer.
- Recessed panel base cabinets with stone top and tall storage cabinet
- Shelf and hanging rod for drying
- Deep undermount stainless steel laundry sink with rotating faucet with pull out spray by Kraus, or equal, in polish chrome
- Washer and dryer double stackable hook-ups roughed-in
- Oversized LG 8900 series washer and dryer included.
- Optional dog washing station available

#### ***Chef's Kitchen with Butler Pantry Area***

- Custom built, recessed panel, beaded inset, painted lacquer finish cabinets, tall wall cabinets with crown mouldings. Island and

Butler Pantry to be white-washed quarter sawn white oak.

- Undermount heavy duty oversized farm sink with polished nickel faucet by Kohler with soap dispenser and heavy-duty disposal.
- Undermount stainless steel secondary island prep sink with polished nickel faucet by Kohler with soap dispenser and heavy-duty disposal.
- Stone slab countertops in kitchen and Butler Pantry with porcelain tile backsplash at kitchen and stone slab backsplash in Butler Pantry
- Gourmet work/eating island with overlay paneling in white-washed quarter sawn white oak finish with overhangs for seating, with pendant lighting above
- Butler pantry in white oak finish with glass-door wall cabinets, in-cabinet lighting, stone slab backsplash and dual temp wine captain by SubZero with framed glass door
- Sub-Zero 36" built-in stainless steel column refrigerator with internal filtered water dispenser and 36" matching column freezer with filtered icemaker
- Wolf stainless steel dual fuel professional range with six sealed gas burners, griddle and two ovens
- Internal vent hood with cabinet-matching hood covering.
- Wolf professional style stainless steel wall oven
- Wolf professional style stainless steel built-in warming drawer
- Bosch paneled dishwashers (2) (super quiet) with concealed controls
- Wolf stainless steel built-in microwave drawer in island
- Subzero ice machine included in kitchen

#### ***Other Service Areas***

- Multi-shelf oversized walk-in pantry adjacent to kitchen, with painted adjustable custom built-in shelves and rift sawn white oak top and LED task lighting
- SubZero paneled beverage center in LR bar
- SubZero glass front framed beverage center in Primary BR coffee bar
- Uline stainless steel undercounter refrigerator at basement bar
- Room for extra optional refrigerator / freezer in basement mudroom and in main level mudroom on dedicated circuits

### ***Distinctive Exterior***

- Oversized stain grade Sapele mahogany wood front entry door with insulated upper glass panel and insulated glass sidelights.
- Builder to install owner provided mailbox at front door.
- Distinctive stone foundation walls on all four sides of house and at driveway retaining walls and at rear steps, with black metal railings
- Keystone landscape block retaining walls at back yard left and rear to raise grade and create more yard space. 6' tall cedar privacy fence included at left landscape block wall and at back property line
- Optional pool is available
- Pool code fence enclosures and self-closing gates are included as standard
- Handsome flagstone front covered porch, painted custom decorative columns and painted tongue and groove wood plank ceiling
- Primed natural white-cedar shingle siding with solid stain finish in field, color TBD
- Carriage style painted wood oversized garage doors, glass with wood mullions, automatic door openers and outdoor entry keypad to oversized 3-car garage.
- Gable and hip roof architectural styling
- Synthetic Majestic Slate roof with snowguards
- Dark bronze standing seam metal roof at front porch and at dormers
- Gray TPO roofing at top of main roof, kitchen bay, rear mud entry roof and at screen porch roof under the balcony decking.
- Timbertech decking and rails at 2<sup>nd</sup> floor balcony above screen porch, off Primary BR with French door.
- White eggshell finish oversized half-round gutters with gutter screens and full round downspouts with underground extensions for stormwater management.
- Jeldwen Sitrine, tilt out double hung, awning and casement insulated clad windows with Desert Sand finish, SDL mullions and screens
- Multipoint locking system French doors on main level.
- Poured concrete foundation walls with natural stone and hand-parged traditional synthetic stucco finish inside 3 walls of each of the three window wells, to enhance natural light

- Professional landscaping package in front and rear with flowering perennial garden accents
- Submeter and backflow preventor for included zoned irrigation system
- WIFI Irrigation system controller by Hunter with remote control through Hydrowise App
- Ground fault protected electrical outlets on front and rear
- Frost free hose bibs at side near front(1), rear terrace(1), rear 2<sup>nd</sup> floor balcony(1) and in garage(1)
- Asphalt driveway with cobblestone borders to oversized three-car garage.

### ***Hi Tech, Lighting System and AV Features***

- Automated programable Lutron RA lighting system for outside lighting and landscape lighting, with expansion opportunities available.
- Front path and façade lighting and rear exterior stair recessed wall lighting to illuminate treads as well as driveway stone wall accent uplighting is included for landscape and hardscape lighting on Lutron system and is expandable to more areas
- Ceiling speakers in great room and screen porch, and wall mounted outdoor speakers at rear terrace, home run to basement AV closet on optional Sonos music system controlled through your smart phone
- Pre-wired for future speakers at kitchen, study, dining room, living room, primary bedroom, primary bathroom, gym and rec room, all home run to basement AV rack location in storage room
- Pre-wired for WIFI access points on three floors for seamless WIFI
- WIFI ready Ecobee thermostats which can be controlled from your smart phone from anywhere in the world.
- WIFI ready RING (or equal) front entry and garage entry doorbells 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
- Garage has conduits installed running to the electrical panels for two future electric car outlets.

### ***Energy Saving and Environmental Features***

- Seventy-five gallon quick recovery, direct vent, gas hot water heater
- Two super high efficiency central heat pump furnaces in attic and basement with gas backup at lower unit and two 16 SEER electric outdoor AC heat pumps with multiple zone thermostat controls. Zone controls for Lower level(1), Main level(2), Primary Suite(1) and rest of 2<sup>nd</sup> floor(1)
- WIFI ready programmable thermostats by Ecobee
- Energy efficient weather barrier
- R49 open cell spray foam at underside of roof sheathing, R21 open cell spray foam exterior wall insulation, air infiltration seal package and insulated glass low-E366 windows
- Closed cell spray foam insulation at perimeter rim joists and in optional wine cellar.
- Sound batt insulation at laundry, bathrooms, primary suite, mechanical rooms and in between floors.
- Garage exterior walls insulation.
- Blower door test for draft control and energy efficiency
- Duct blaster test for energy efficiency of air distribution system
- Radon test and passive radon pipe from basement through roof. Blower fan, if needed.
- High efficacy 4" LED recessed lighting
- Buried downspout extensions in designed locations to 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.

### ***Numerous Customizing Options Available***

### ***New Home Builder/Seller Registration***

- 5408 Moorland, LLC is a registered new home builder/seller in Montgomery County, MD with Registration #BC230648, Laurence Cafritz Builders, Managing Member.
- Legend Construction, Inc., TA Laurence Cafritz Builders has been in business since 1991, and is a registered new home builder in Montgomery County, MD with License #BC3387.

### ***Customer Service Features***

- One-Two-Five Year Warranty Form by Builder, is available upon request
- One-year inspection including caulk and paint touch-up

### ***Detailed Specifications***

*NA*