

***Laurence Cafritz Builders***  
***Standard Features***  
***3414 Cummings Lane, Chevy Chase MD 20815***

*Custom Designed By Award Winning Studio Z*  
*Crafted By Award Winning Laurence Cafritz Builders*

***Community and Lot Features***

- New home on premium 26,412 square foot lot on quiet street in incredible neighborhood
- Highly sought after Village of Martin's Addition.
- Around the corner from neighborhood park and a short walk to Brookville Market, Shops and Dining
- Plenty of room for a pool and other amenities
- Superb Chevy Chase location with easy access to Downtown DC

***Exquisite Standard Features***

- 10' ceilings on main level
- 9' ceilings at second floor
- Tall basement ceilings
- Natural stained oak strip flooring (all hand finished on site) on first level foyer, living / music room, study, dining room, kitchen, breakfast room, great room, powder room, second floor hallway, family lounge and master suite
- Wall to wall carpet throughout basement, and secondary bedrooms on second floor
- Coffered ceiling in foyer, master bedroom and multiple box coffer ceiling in great room with interior crown mouldings
- Optional coffer ceiling in dining room available
- Custom built-ins in family room
- Three piece crown mouldings in living/music room, dining room, study and powder room
- Chair rail in dining room with panel mouldings
- Paneled cased opening in foyer
- Crown mouldings in foyer, kitchen and breakfast room
- Oversized baseboard mouldings
- Wood burning masonry fireplace with raised stone hearth and surrounds in GR (optional

- gas conversion and loglighter / logset available)
- 8' French doors on main level opening to handsome rear deck and covered front and rear flagstone terraces
- Covered flagstone rear and side porches w/painted beadboard ceilings and painted columns (optional screening available on rear)
- Covered flagstone front porch with large front sitting porch w/painted beadboard ceilings and handsome natural stone columns
- Oversized stained solid oak interior railings and newels (hand assembled and finished on site) with painted square balusters
- Oak stairs (basement 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
- Informal entry on main level from two-car garage and additional side porch entry. Family "Drop Zone" with ceramic tile floor, tech desk, custom built-in cubbies, storage vanity with stone top, walk-in closet and room for optional extra refrigerator (optional utility sink available),
- Solid Emtek oil-rubbed bronze door hardware
- Second floor includes 9' ceilings, large master bedroom suite with heightened coffer ceiling with interior crown and spacious custom shelved walk-in closets, three additional bedrooms, spacious family lounge and a total of three bathrooms
- Master bedroom rear balcony to enjoy spacious land and views.
- Option to create 5<sup>th</sup> bedroom and additional bathroom on second floor available.
- Finished basement with tall ceilings, bedroom with full bathroom, and

spacious game room and recreation room with French doors to outside. Optional gym / media room available. Optional wet bar available in basement.

- Decorative lighting fixtures throughout
- Generous recessed lighting package
- Undercabinet ambient lighting in kitchen and butler's pantry
- Finished security system
- Pre-wired for ceiling speakers and volume control locations in great room and outdoor rear terrace.
- Pre-wire for Ipod jack location.
- Cable television / communication ports (2-coaxial RG6) and telephone / data ports (category-5E FIOS fiber optic capacity) in great room, kitchen, drop zone, study, MBR, 2<sup>nd</sup> floor family lounge, recreation room and basement bedroom
- RG6 cable outlet for LCD TV in 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 Kohler
  - Elongated toilet by Toto with slow-close seat
  - Decorative framed mirror
- Master Bath
  - 12" x 12" imported honed natural marble with stone and glass mosaic accents
  - Radiant floor heat system
  - Oversized MBA shower with STEAM unit, tiled 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 undermount bowls by Kohler with polished chrome faucets by Brizo
  - Decorative framed mirrors with elegant wall sconces
  - Oversized platform soaking tub for two with polished chrome tub filler and hand-held body spray by Brizo
  - Private Toilet Room with elongated toilet by Toto with slow-close seat

- All Secondary Baths
  - 12 x 12 porcelain tile floors and 3" x 6" white ceramic subway wall tile with glass mosaic accent in shower
  - Boothcast porcelain enamel bathtubs
  - Recessed panel vanities and natural marble vanity tops with undermount Kohler bowls
  - Polished chrome faucets by Brizo
  - Elongated toilets by Toto with slow-close seats
  - Polished edge vanity mirrors

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

- 12" x 12" Ceramic tile floor in checkerboard pattern
- Recessed panel sink base cabinets with stone top
- Deep laundry sink with rotating faucet with pull out spray by Kohler
- Washer and dryer hook-ups

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

- Custom built, recessed panel, full overlay, painted lacquer finish wood cabinets, tall wall cabinets with crown mouldings
- Oversized, heavy duty stainless steel undermount farm sink with stainless steel faucet by Brizo with heavy duty disposal
- Multi-shelf oversized walk-in pantry
- Solid granite countertops with tile backsplash and glass mosaic accent
- Gourmet work island with overlay paneling in painted lacquer finish with pendant lighting above and overhang for seating
- Butler pantry with glass-door wall cabinets, prep/bar sink and 48 bottle, three zone 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
- Viking professional style stainless steel double wall ovens with upper convection
- Viking professional style stainless steel built-in warming drawer
- Asko quiet dishwashers (2) in island with concealed controls and cabinet panels
- GE Monogram stainless steel built-in microwave oven
- Room for second refrigerator / freezer in mudroom on dedicated circuit

### ***Distinctive Exterior***

- Solid 4' x 8' wood front door with large insulated glass.
- Distinctive stone front foundation with stone wall accents
- Handsome flagstone front covered porch, painted custom decorative columns and stone columns and painted tongue and groove wood plank ceiling
- Combination of painted individual cedar shingle siding on upper level with Hardiplank smooth siding on main level.
- Carriage style painted wood oversized garage door, glass with wood mullions, automatic door opener and outdoor entry keypad.
- Gable and hip roof architectural styling
- High definition, architectural grade fiberglass roof shingles
- Jeldwen Silestone EX, Tilt-in double hung, awning, casement and sliding insulated windows with painted wood mullions and screens
- Poured concrete foundation with hand-parged Senergy stucco finish on sides and rear
- Brick masonry chimney
- Professional landscaping package in front
- Ground fault protected electrical outlets on front and rear
- Frost free hose bibs at front and rear
- Gas rough-in for grill at rear deck
- Flagstone leadwalk
- Asphalt paved driveway

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

- Seventy-five gallon quick recovery, direct vent, gas hot water heater
- Two unit/ two zone super high efficiency central gas furnaces and 13 SEER electric air conditioning
- Energy efficient Tyvek housewrap or equal
- R38 ceiling insulation, R19 Ecobatt wall insulation combined with R7 Comfort Wall closed-cell foam system, infiltration seal package and insulated glass windows
- Glass doors at masonry fireplace in Family Room
- Low-E windows
- High efficacy CFL recessed lighting
- Underground water quality storm water management to protect the Chesapeake Bay including landscape water management bed in rear right corner

### ***Design and Site Engineering***

- Architectural Design, 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 / or complete customization

### ***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)

### ***Options***

- Swimming Pool option available
- Generator option available
- Optional Sixth Bedroom Suite with private bathroom available
- Numerous other customizing options and upgrades available

### ***Completion***

- Fall, 2013