

***Laurence Cafritz Builders***  
***Standard Features***  
***7104 Delaware Street, Chevy Chase, MD 20815***

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

***Community and Lot Features***

- Distinctive New 6 BR, 6-1/2 BA home on large 14,990 SF premium lot on quiet street in peaceful neighborhood of Village of Chevy Chase Section 3
- Flat lot with perfect setting, beautiful views and incredible privacy on no-thru street
- Plenty of room for a pool
- Just three blocks to the Brookeville market, diner, neighborhood pharmacy and one of Washington's finest restaurants, La Ferme.
- Walk to nearby Chevy Chase local park with ballfields, tennis, basketball, sledding hill and playground
- Superb Chevy Chase location with easy access to DC and Downtown Bethesda.
- Public transportation is just two blocks away.

***Exquisite Standard Features***

- 10' ceilings on main level
- 9' ceilings on second floor
- Tall basement ceilings
- Optional elevator offered
- 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
- Raised 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 foyer, music/living room, den/study, dining room, butler's pantry and powder room

- Chair rail in dining room with panel mouldings
- Paneled cased opening in dining room
- One-piece oversized crown moulding in kitchen, breakfast room, mud room and second floor hall
- Oversized one-piece cove moulding in master bedroom and master bathroom
- Oversized baseboard mouldings
- Gas fireplace in great room with marble and integrated painted built-in surrounds
- Exterior gas fireplace in covered rear porch with masonry stone surrounds
- 8' French doors on main level opening to handsome rear flagstone terrace with natural gas grilling area (Optional BBQ center available)
- 8' French doors from great room to covered side flagstone terrace w/ painted bead board ceiling and columns. Screens included.
- 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
- Informal mud room entry on main level from two-car garage
- Mud room with custom built-in cubbies, oversized walk in closet and oversized pantry. Utility vanity with stone top and mud sink, space for optional second refrigerator, porcelain tile plank flooring
- 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 box coffer ceiling with interior crown, separate sitting room with morning bar and beverage center, covered balcony, spacious custom shelved

walk-in closets, three additional bedrooms, each with own private bathroom, and spacious second floor laundry room

- Finished third floor with loft, 6<sup>th</sup> BR, 6<sup>th</sup> full bathroom and elevator shaft/closet
- Finished basement with tall ceilings, spacious recreation / game room, exercise room with gym carpet tile flooring and one mirrored wall, and finished bedroom with full bathroom.
- Wet bar in rec room with beverage center and ice machine.
- Optional wine storage room available in basement
- 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, command center, MBR, secondary BR's and recreation room
- LCD TV outlets in kitchen , MBA, sitting room and exercise room
- Fire sprinkler system, smoke and carbon monoxide detectors on all levels for your safety

#### ***Elegant Bathrooms***

- Powder Room
  - Elegant furniture piece vanity w/ stone top w/ 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 mosaic accents
  - Radiant floor heat system
  - Oversized MBA steam shower, fixed shower head and separate hand-held body spray on mounting bar in polished chrome finish by Brizo, and frameless glass shower enclosure
  - Adult height furniture style stained vanities with natural stone thick edge 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 white ceramic subway wall tile with glass mosaic accent 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

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

- Custom built, recessed panel, full overlay, painted lacquer finish cabinets, tall wall cabinets with crown moldings
- Undermount heavy duty main stainless steel sink 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 honed marble countertops with natural stone tile backsplash
- Gourmet work island and matching eating island with overlay paneling in painted lacquer finish with overhang for seating and pendant lighting above. 2.5" thick honed marble countertop edge.
- Butler pantry in stained finish with glass-door wall cabinets and combination beverage / wine cabinet by U-Line with framed glass door. 2.5" thick honed marble countertop edge.
- 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
- Sharp stainless steel built-in microwave oven drawer
- Room for second refrigerator / freezer in mudroom on dedicated circuit

#### ***Distinctive Exterior***

- Solid wood front door with insulated glass
- Distinctive stone front foundation with stone wall accents
- Handsome flagstone front covered porch, painted custom decorative columns and painted tongue and groove wood plank ceiling
- Painted individual natural white cedar shingle siding at upper levels, all painted or solid stained in field. Painted Hardiplank cementitious clapboard siding on main level.
- 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 Senergy stucco finish on right side and inside window well
- Professional landscaping package
- Ground fault protected electrical outlets on front and rear
- Frost free hose bibs at front and rear
- Pervious tumbled paver driveway and tumbled paver lead walk

#### ***Hi Tech and AV Features***

- Ceiling speakers in great room and wall speakers in outdoor side covered porch, home run to basement on Sonos music system controlled through your smart phone
- Pre-wired for wall speakers at rear terrace and ceiling speakers in kitchen, den, dining room, living room, master bedroom, master sitting room, master bathroom, rec room and exercise 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 extensions to storm water management drywell systems to protect the Chesapeake Bay. Drainage system direct to street inlet underground.
- 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 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)
- Estimated Annual Property Tax and Non-tax charges: \$34,508.

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