
STANDARD FEATURES

Community and Lot Features

- Distinctive new 6 BR, 6^{1/2} BA, 7,461 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, 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

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, 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 with 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 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 panel 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, bedroom, 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 with granite top, ogee 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 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

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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 farmsink 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 cover
- 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
 - Majestic synthetic slate roof by Ecostar in Midnight Gray
 - 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
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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, 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

LAURENCE CAFRITZ BUILDERS

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