

Another New "Classic" Residence

by

**MARC RESHEFSKY AIA
&
CATHEDRAL INVESTMENTS LLC**

**4705 Falstone Avenue
Town of Somerset, Chevy Chase, Maryland
Features and Specifications**

Exterior Features

- LOT: 12,342 square Feet
- Prominent location above street.
- Front Porch with Arts & Crafts style Columns, Bead-board Ceiling & Stone base.
 - Exterior walls: HardiPlank Siding with wood trim at 1st; Stucco above.
 - Architectural Shingle roof with deep overhangs.
- Mission style Front door & Sidelights with Racine style glass; Door hardware by Baldwin or equal.
 - New Seamless aluminum gutters and downspouts.
 - Large Rear Deck off family room and Breakfast Room.
 - Abundant mature landscaping, Japanese Stone Garden
- All exterior walls will receive R-19 rated fiberglass blanket insulation.
 - The attic will receive R-30 insulation.
 - Insulated double hung wood Windows with screens.
 - Tyvec to protect from moisture penetration.
 - Driveway and 2 car garage
 - Stone entry walk.

Interior Features

- 4,521 finished square feet (3,716sf on 1st & 2nd)
- 8'3", 9', 10' and Cathedral Ceilings at First; 9' at Second floor
 - Sun filled Entry Foyer ..
 - Select grade solid oak hardwood floors on entire first floor, stairs, Master Suite and second floor hall.
 - Carpet for large Rec. Room in Basement, 2nd Floor Bedrooms.
 - Sun filled stair.
 - Recessed 2 Panel , solid core, interior doors, smooth surface.
 - Window and door casing to be 1x4 molding with plinth blocks at doors.
 - All hardware by Schlage or equal.
 - Base moldings will be 1"x8" with Ogee cap on first floor and 5/4" ogee on the remainder.
 - Crown moldings will be 2 piece on the first floor (Foyer and Living) and 1 piece in the Master Bedroom.
 - Gas Fireplace (Direct vent) in Family Room
 - Wood burning fireplaces in Living room and Basement Recreation Room.
 - Wood mantels with marble/stone around openings and at hearths.
 - Two walls of Wood Book shelves (painted) and crown moulding in Study.
 - Columns at Foyer, Family Room and Dining Room
 - Paint to be eggshell latex (one standard shade: Candlebark) on all walls; ceiling white and Arizona White semigloss for all trim (1 coat primer; 2 coats finish -all surfaces)

Kitchen Features

- Custom quality Cabinets from builder's selection.
- Countertops are 1-1/8" polished stone from the builder's selection.
 - Separate **JennAir** 36" wide Refrigerator (Ref. over Freezer)
- The Cooktop will be the **VIKING** 36" Professional Series with 6 sealed gas burners.
 - Professional stainless steel Exhaust over cooktop with Warming Lights.
 - **JennAir** Electric Double wall ovens / Convection over Thermal.
- The dishwasher will be **Bosch** stainless steel, with controls on top of door.
 - Single compartment Stainless steel sink.
 - 3/4 HP **Insinkerator** disposer, continuous feed.
 - Hardwood floors.
 - Built-in Microwave oven
 - **Wine cooler** below counter.
 - Large central Island.
 - Separate Breakfast room.

MASTER SUITE

Bedroom

- Elegant Bedroom, crown moulding and inset 10' Tray Ceiling.
 - Hardwood floor in Bedroom
 - Sitting Area.

Walk-in Closets

- Carpet on pad from builder's selection in Dressing Room
 - Single and Double Height Hanging
 - Shelving / clothing and shoes

Master Bath

- Stone floors, shower and Whirlpool spa deck
- Separate His and Hers Vanities
 - 3/4" marble/stone counters.
- Wall to wall plate glass mirrors above vanities.
- Glass enclosed Shower with Limestone Bench
 - Two sinks.
- Private toilet room.

MUD ROOM / LAUNDRY AREA

- Easy access, just off Breakfast room.
 - Laundry tub
 - In wall grey box for washing machine.
 - Tile floor.
- Open hanging for coats and storage for boots, etc.

PANTRY

SYSTEMS

HVAC: Basement and First and Second Floor: High efficiency gas heat furnace (forced air -ducted) with electric air conditioning, computerized zoning and dampering - Separate thermostatically controlled zones.

PLUMBING: 75gal. High efficiency hot water heater, cpvc supply pipes, pvc waste pipes.

ELECTRIC: 200Amp Service; copper wiring; pre-wire for cable TV, telephone, data and security.

Specifications subject to change without notice.

8/27/2008