

**Welcome to 6917 Granby Street
Bethesda, MD 20817**

Exterior Features:

- 3-Level Modern Farmhouse with James Hardie Plank artisan Shiplap siding and James Hardie Board & Batten siding
- Certainteed Landmark 30-year architectural roof shingles
- PVC trim weather resistant trim moulding package
- 13,355 sq foot lot in Kenwood Park
- Finished space: 5,785 square feet
- Extra wide poured concrete driveway with off street parking
- 2-car front loading garage with Lift Master automatic door openers (powered with DC motor) and keypad
- Custom solid mahogany & glass light 8-foot main entry and mudroom door
- Covered flagstone porch with black metal roof and white oak ceiling
- Large screened in rear porch:
 - (2) oversized Skylights
 - White oak ceiling
 - Gas fireplace
 - Cat 5 enhanced cable wiring for TV
 - Built-in ceiling speakers
- Additional rear flagstone patio and gas line rough-in for future grill
- 2 Hose bibs: Garage and Rear
- Front and Rear: GFCI electrical waterproof outlet

Custom and Upgraded Interior Features

- 5 Large Bedrooms, 5 bathrooms and 1 powder
- White oak hardwood plank sand-in-place flooring throughout main level, upper level, and hallways, and stairs to upper and lower level
- Solid two-panel shaker style interior doors throughout with Schlage levers
- Couffered ceiling in Family Room; Tray ceiling in Master Suite, Dining Room, Library and Foyer
- Designer Trim Package includes: feature wall in Dining Room, cove moulding main level, upper hallway, master, and, a mix of nickel gap siding for modern farmhouse feel
- 9' ceilings on main and lower levels; 8'4" on upper level
- Large mudroom with separate egress to side yard, cubbies, and walk-in pantry
- Double 8' Pocket Doors in front library
- Fully integrated Cat5 enhanced network and computer broadband cabling throughout entire home
- Pre-wired for sound speakers: Dining Room, Family Room, Kitchen, and, screened in porch

- Finished Lower level includes:
 - Rec room and dry bar with U-Line beverage center
 - Solid cherry cabinetry with solid cherry countertop and solid cherry floating shelves
 - Media room pre-wired for surround sound and in-ceiling projector
- Custom recessed lighting package throughout
- Solid surface tops throughout entire home include: quartz, quartzite, marble & granite

Kitchen, Great Room and Screened in Porch

- Enormous eat-in kitchen with expansive breakfast nook and large island
- 48" Wellborn Signature Series white Shaker style Cabinetry with soft close doors and drawers and undercabinet lighting
- Honey Bronze kitchen hardware
- Luxury Appliance Package Includes:
 - Wolf 48" 6-Burner gas range with griddle
 - Sub-Zero 48" pro style side-by-side refrigerator with built-in dispenser
 - Wolf 30" built-in microwave oven combo drop-down door
 - Zephyr exhaust with custom white painted maple surround
 - Kitchenaid Dishwasher
 - U-Line beverage center in large center island
- Farmhouse sink with Badger Insinkerator and air switch
- Butler pantry with 48" Wellborn Signature series Shaker style navy painted solid maple cabinetry with soft close doors and drawers and undercabinet lighting
- Solid calcatta quartz countertops and custom tile marble backsplash
- Family Room gas fireplace with honed granite surround and custom white oak mantel
- Andersen top of the line 400 series 12' patio sliders to screened in porch
- Large gas Fireplace with Stone surround on screened in rear porch

Bedrooms & Baths

- Solid quartz or natural stone vanity tops in secondary baths
- Kohler upgraded rectangle sinks
- Champagne bronze, brushed brass, black and chrome throughout all baths
- Custom designer tile installation in all baths
- Master bath with:
 - carrara marble throughout
 - separate water closet
 - free-standing oversized tub
 - Shower includes: hand-held with slide bar; 8' rain head; additional shower head; built-in bench seating
- Upgraded Nutone ultra-quiet fan in all baths
- Custom vanities with soft close drawers
- freestanding tub in Master
- Formal powder room with furniture vanity and hardwood floors
- Professionally decorated and coordinated color schemes

Laundry:

- Large upper level laundry with large wash sink
- Quartz countertop with additional cabinetry and storage
- Washer/Dryer hook ups

Systems and Energy Efficiency Package:

- Anderson casement Double insulated low E glass windows and Andersen double-hung insulated low-e glass windows with easy tilt release locks for cleaning.
- 75-gallon Power vent domestic gas hot water heater
- 2-Zone 92% high efficiency Infinity (variable speed) Carrier central air with a 17 SEER rating
- Two gas-fired forced air furnaces with 96% efficiency in attic and lower level and a main zone humidifier
- Extensive insulation package with air seal as well as spray foam and batt insulation-including sealed H-vac and duct work
- Insulation: R-21 in first and second floor walls; R-49 in attic; and R-30 in garage ceiling
- Constructed with 2 X 6 framing
- Attic Trusses with extra durable $\frac{3}{4}$ sheathing subfloor for optional storage area
- Storm water prevention plan
- Programmable / Wi-Fi thermostats for Infinity Carrier H-vac System
- High efficiency water saving toilets and other plumbing fixtures
- All appliances are energy efficient
- Soundproof insulation in all bathrooms; laundry; master bedroom walls, theatre room & ceiling, and furnace room
- 400amp electrical service

Builder and Additional Information:

- Built by Spring Valley Builders LLC; completion: Dec. 2020
- Builder reserves right to make changes, as necessary. Existing fixtures and finishes prevail over Specs and Information List once home is complete
- Estimated property tax and non-tax charges FY 2021 ~ 27,000.00
- Floorplans and Disclosures available at: maryjmurphy.com

All Information Deemed reliable but not guaranteed.