

Building Innovations LLC

PRESENTS

5906 CARLTON LANE
BETHESDA, MD 20816

PROPERTY SIZE

- Lot Size: 7,786 square feet

FINISHED INTERIOR SQUARE FOOTAGE

- Total Square Footage: 6,529 +/-
- Finished Square Footage: 5,815 +/-
- Finished Square Footage, above ground: 4,409 +/-

DESCRIPTION OF MAIN LEVEL

FRONT PORCH

- Flagstone on concrete floor, natural stone surround. Accented with square columns and custom milled, double-picket wood railing.
- 8-Foot custom, solid wood and glass front door; stained, with matching sidelights.
- Brushed Nickel Schlage entry lockset.
- Bead-board ceiling, upgraded lighting fixtures on either side of front door, featuring old brick finish and seeded glass.
- Custom built metal-seam roof.

FOYER

- Dramatic, light-filled, 10-foot entranceway
- Sand-in-place stained Oak Strip Flooring,
- Stain color throughout house: Puritan Pine
- Decorative art niche.
- Coat closet with two storage shelves
- Crown molding
- “Troy” lights

LIVING ROOM

- 8-Foot French door to front porch
- Sand-in-place stained Oak Strip Flooring
- Open to foyer and stairwell
- Crown molding

- Space for Grand Piano

STUDY

- 8-Foot French door to front porch
- Built-in Cherry bookshelves and cupboards
- Desk area pre-wired for data/phone/television package
- Sand-in-place stained Oak Strip Flooring
- Crown molding

POWDER ROOM

- Placed in discrete location for privacy
- Insulated for sound-buffering on all walls
- Sand-in-place stained Oak Strip Flooring
- Kohler “Bancroft” pedestal sink with Moen Vestige faucet in Chrome
- Moen Vestige bath hardware in Chrome, to coordinate with faucet
- Kohler toilet in Bancroft style, to coordinate with sink
- Beveled oval mirror

KITCHEN

- Oversized island with sink, dishwasher, trash and bookshelves.
- Breakfast bar allows seating for five
- Cabico, Canadian custom cabinetry cabinets in Cherry, Autumn finish
- Some cabinetry features include:
 - Automatic close drawers
 - Roll-out drawers for easy access to all contents
 - Double trash can
 - Heavy duty hinges
- Wolf Appliances include double 30” oven, 36” five-burner cooktop, built-in microwave with 30” trim kit, stainless steel
- 42-inch KitchenAid French door refrigerator, stainless steel
- KitchenAid dishwasher with integrated controls, stainless steel
- Giallo Veneziano granite countertop with standard edge, coordinates with cabinets
- Moen, Waterhill three piece faucet, stainless steel, with air-switched disposal
- Oversize, walk-in pantry with deep shelves
- Direct access to garage through Mud Room
- Sand-in-place stained Oak Strip Flooring
- Crown molding

BREAKFAST ROOM

- Light and bright with oversize “double” window
- Sand-in-place stained Oak Strip Flooring
- Crown molding
- 8-foot French door opening to backyard and Patio with gas line for Grill

FAMILY ROOM

- Built in bookshelves and storage cupboards

- Pre-wired for wall-mounted television
- Light-filled room with oversize “quad” window and open access to kitchen and breakfast room
- Gas fireplace in custom milled wood mantle with crème marfil natural stone surround (marble)
- Sand-in-place stained Oak Strip Flooring
- Crown molding

DINING ROOM

- Open floorplan
- Sand-in-place stained Oak Strip Flooring
- Crown molding
- Generously sized at 14’6” x 14’

MUD ROOM

- Custom-milled bench with four open cubbies for shoes, bookbags that sit directly on the floor tile for easy cleaning. Four hooks for coats and a shelf for hats/mittens.
- Direct access to garage
- Security system keypad

DESCRIPTION OF SECOND FLOOR

MASTER SUITE

- Enter through a foyer area for more privacy in bedroom
- Large bedroom with tray ceiling – overall ceiling height over ten feet
- Bed wall with high-mounted windows for privacy and natural light
- Crown molding
- Two walk in closets with built-in adjustable shelving and dressing areas
- Sand-in-place stained Oak Strip Flooring
- 60” span brushed nickel remote-controlled ceiling fan with light
- Entire Owner’s Suite sound-buffered with insulated walls for privacy

MASTER BATH DELUXE

- Oversize, two-person Jacuzzi tub with Moen Kingsley faucet
- Upgraded, 18-inch travertine natural stone tub surround, shower, and floor with wall accent
- Shower with built-in bench
- Frameless shower door with Brushed Nickel hardware
- Double sink bowl, Cabico brand custom cherry vanity in Autumn, with Moen Kingsley faucets
- Travertine natural stone vanity top, standard edge
- Custom-milled mirror surround
- Brushed Nickel, Moen Kingsley bath hardware to match plumbing fixtures
- Separate water closet with vent fan
- Kohler elongated toilet, white

- Linen closet with wood shelves, painted

STUDY/READING AREA

- Wired for phone/data
- Adjoining storage closet with electrical, ideal for printer storage

BEDROOM #2

- Sunny bedroom with windows on two sides
- Two closets
- Study/reading alcove with window
- Carpeting with upgraded padding
- Double-door closets with rod and double shelf

EN-SUITE FULL BATH #2

- Private shower with bench, with Moen faucet, Castleby Brushed Nickel
- Custom tile design (tiled to ceiling) and featuring accent tiles.
- Brushed Nickel sliding shower door
- Ceiling vent fan
- Kohler elongated toilet, white with flush lever
- Single maple vanity (cider stain) with granite Tan Brown top
- Moen faucet, Castleby, Brushed Nickel
- Medicine cabinet/mirror to match vanity
- Mirror over vanity
- Nickel towel bar, toilet paper holder, and robe hook in Moen Castleby

BEDROOM #3

- Triple window
- Carpeting with upgraded padding
- Double-door closet with rod and double shelf

BEDROOM #4

- Triple window
- Carpeting with upgraded padding
- Double-door closet with rod and double shelf

FULL BATH #3, SHARED FOR BEDROOMS #3 and 4

- 5-foot bathtub in white, with Moen Castleby faucet, Chrome
- Double vanity, maple wood (cider stain) features three drawers and two storage cabinets
- Upgraded Impala Black vanity top
- Moen faucets, Castleby Chrome
- Twin built in medicine cabinets to match vanity
- Ceramic tile in shower area, white “subway” tile (3” x 6” brick) – tiled to ceiling – with decorative double black band in shower. Two shelves.
- Chrome shower curtain rod
- Kohler elongated toilet, white with flush lever
- Mirror over vanity

- Floor tile, 6” white ceramic tile on diagonal
- Moen Castleby chrome bath hardware

LAUNDRY ROOM

- Light-filled room
- Maple cabinets with sink, cider stain
- Granite countertop, Golden Fiore
- Linen closet with shelving
- Upgraded tile flooring

DESCRIPTION OF THIRD FLOOR

- Bright finished space
- Natural light with two exposures
- Upgraded carpeting with upgraded padding
- Auxiliary utility area with 2nd zone HVAC unit

DESCRIPTION OF LOWER LEVEL

RECREATION ROOM

- Upgraded carpeting with upgraded padding
- Open shelves and storage closet with rod and two shelves
- Large, walk-in storage closet
- Additional storage under stairs
- Recessed lighting
- Separate, concrete-walled room ideal for wine storage

BEDROOM #5

- Bedroom with egress window
- Double doored closet with rod and double shelf
- Direct access to bathroom

FULL BATH #4

- 5-Foot bathtub in white, with Moen faucet, Castleby Chrome
- Ceramic tile tub surround white 8”x10 white on white tile
- Kohler elongated toilet, white with flush lever
- Single white vanity, Absolute Black granite vanity top, with Moen faucet, Castleby Chrome
- Chrome shower curtain rod
- Ceiling vent fan
- Mirror over vanity
- 6” white ceramic tile on floor

BONUS ROOM / EXERCISE ROOM

- Upgraded carpeting with upgraded padding
- Recessed lighting

WINE STORAGE (UNFINISHED)

- Underground, concrete-walled room ideal for temperature control

MECHANICAL AREA (UNFINISHED)

- Large storage room
- Gas fired forced air furnace (2 zones)
- 75-gallon hot water heater, gas heated
- 2-zone central air conditioner
- Sump pump and ejector pit

GARAGE

- Two car garage with entry to house via mudroom
- Two 8-Foot insulated steel carriage house garage doors, with windows
- Access to back yard
- Garage door openers and entry keypad

SECURITY AND MULTI-MEDIA WIRING

- Pre wired for security: System with battery backup installed with security hub in mechanical room. Two LCD digital keypads, hard wired entrances, motion detectors
- Entertainment system:
 - TV/Phone/Data
 - All first floor rooms prewired for future in-ceiling speakers
 - Family Room prewired for wall mounted television
- Smoke detectors (hard wired with battery back up, per code) on all floors, one carbon monoxide detector per floor, per code

EXTERIOR

Exterior:	Hardiplank cement siding, prefinished Khaki Brown
Front Porch:	Concrete porch foundation with flagstone floor and natural stone surround. Square columns, porch rail with custom-milled picket system. Tongue and groove bead board ceiling.
Gutters:	Oversize, 6" Ogee gutters with 3x4" downspouts
Patio:	Flagstone, with gas line for Grill
Exterior Paint:	Siding prefinished. Wood and trim surfaces painted with Benjamin Moore (color, Brilliant White)
Roof Shingles:	Fiberglass 30-year guaranteed Certainteed Brand (color, Weatheredwood) with ice and weather shield, drip edge
Driveway:	Concrete
Lead Walk:	Flagstone
Fence:	Cedar plank
Front, Side and Rear Yards:	Sod

Grading System: All yards professionally graded. Drywell installed to allow stormwater management system. All rain water managed via underground pipes.

Landscaping Plan: Exact specifications TBD

INTERIOR

- **Construction:** 2"x6" exterior walls for all above-ground conditioned space
- **Interior wall paint:** Benjamin Moore (color, Linen White) Flat on walls, primer plus two (2) coats, hand rolled
- **Interior doors and trim:** Benjamin Moore (color, Brilliant White) Semi-Gloss, primer plus two coats, sprayed
- **Electronic Smoke Detectors:** On each level and in all bedrooms. Hard wired with battery back up. Per code.
- **Windows:** Weathershield brand. Simulated True Divided Light windows, most tilt in for easy cleaning. "Lo-E" glass for improved energy efficiency and reduced admission of heat through panes.
- **French Doors:** Weathershield
- **Stairs:** Oak treads and risers, stained to compliment hardwood floors

All information deemed reliable but not guaranteed.