



6008 CONWAY ROAD

INCLUDED FEATURES

Interior Features

- Approx. 5,661 SF of Total Finished Space
- 6 Bedrooms, 5 Full Baths and 1 Half-Bath
- 10' First Floor Ceiling and 9' Second Floor Ceiling
- 9' Foundation Wall in Lower Level (Approx. 8'9" Ceiling)
- Finished Lower Level with Rec Room, Bedroom with Full Bath, Thoughtfully Designed Flex Room
- 8" 'Vintage Industrial' Baseboard Molding Throughout Common Areas with Inset Electrical Outlets (6" Baseboard with Wall Outlets in Secondary Locations)
- 4" 'Vintage Industrial' Casing around Windows, Doors and Openings (Additional Plinth Blocks for Doors and Openings)
- Full-Height Wainscot Molding in Dining Room (White)
- Mud Room Accented with Built-In Cubbies and Painted Shiplap Accent Backing
- Cove Crown Molding throughout First Floor (Excl. Kitchen), Second Floor Hallway, and Owner's Suite/Sitting Area
- Coffered Ceiling in Family Room
- Tray Ceilings with Cove Crown Molding in Entry Foyer, Dining Room and Owners Suite
- 1-³/₈" Solid Core, 2-Panel, Interior Doors (White)
- *Schlage Custom Collection* "Latitude" Lever with Collins Trim in Matte Black Finish for Interior Doors
- *Valaire* 6" Wide Pre-Finished Engineered European White Oak Hardwood Floors Throughout First Floor, Second Floor Hallways and Bedrooms (Excl. Tile Locations)
- 7" Wide LVP Flooring in Lower Level Rec Room, Lower Level Bedroom, Full Bath, and Flex Room
- Open White Oak Main Stairs Stained to Match Flooring with 1" Square Treads, Painted Risers, Square Newel Posts, Painted White Balusters and Flat Stained Handrail
- *Decora* Rocker Light Switches and Plugs Throughout
- 5" LED Recessed Lights Throughout
- Professionally Applied Paint on Walls, Ceilings and Trim in Two-Tone Color Package ('Bright White' Semi-Gloss on Trim, 'City Center' Flat Finish on Walls and 'Bright White' Flat on Ceilings)
- *Easy Closets* Custom Closet Design for Owner's Suite Closets, MDF Wood Closet Shelving System with Wood Dowel Hanger Rods in Balance of Home (White, Stained Rods)
- 42" *Heatilator* 'Novus' Family Room Gas Fireplace with Wescott Mantle and Slate Surround

Kitchen Features

- Gourmet Kitchen Specifically Designed for Entertaining and Everyday Functionality
- Large Gathering Island accented with *Q Premium Quartz* 'Calacatta Luccia' Quartz Countertop
- *Q Premium Quartz* 'Calacatta Luccia' Perimeter Quartz Countertops
- LED Undercabinet Lighting and Outlet Package
- *JennAir* Stainless Steel Appliances
- *JennAir* 48" Built-in Side-by-Side Stainless Steel Refrigerator with 29.2 cu. ft. capacity, Obsidian Interior, Precision Temperature Management System, Advanced Climate Control Drawer (JS48NXFXDE)
- *JennAir* 'RISE' 36" Professional-Style 6-Burner Gas Range with 5.1 cu. ft. Oven Capacity (JGRP436HL)
- *JennAir* 'LUSTRE' Stainless Steel Wall Mount Range Hood (JXW8536HS)
- *JennAir* 'RISE' 30" Built-in Single Wall Oven with 5.0 cu. ft. Capacity and Microwave (JMC3415ES, MKC3150ES)
- *JennAir* 'RISE' 24" Built-In Stainless Steel Dishwasher with 38 dBA Performance (JD PSS244LL)
- *Homecrest* 'Bexley' Shaker Cabinets in Kitchen with Soft Close Doors/Drawers
- Decorative Cabinet Hardware (Brushed Bronze, Vibrant Brushed Modern Brass Finish)
- *Kohler* 'Crue' Single Hole Kitchen Faucet with Multi-Function Spray Head (Vibrant Brushed Modern Brass Finish)
- *Franke* 'Cube' 31.5" Undermount Single Bowl Sink with Garbage Disposal, Stainless-Steel Rack, and Cutting Board (CUX11030, CU30-36, CU-40S)
- Butler's Pantry with Undercabinet Beverage Refrigerator and Utility Sink

Bath Features

- Acclaimed Mid-Atlantic Owner Suite Spa Bath featuring Frameless Glass Shower Enclosure, Dual Showerheads, and Wall Mount Hand Shower
- *Signature Hardware* 67" Acrylic Freestanding Tub in Owner's Suite Bath with Deck Mounted Faucet and Hand Shower
- Decorative Mirrors and Lighting Over Vanities
- *Homecrest* 'Bexley' Full-Overlay Cabinetry with Soft Close Hardware in all Baths
- Designer Tile in All Baths, Family Foyer, and Laundry Room
- Designer *Q Premium Quartz* Countertops in All Baths
- *Kohler* 'Irvine' Elongated Bowl Toilets in All Baths
- Raised Height Vanities in All Baths



6008 CONWAY ROAD

INCLUDED FEATURES

Exterior Features

- 9,347 SF Homesite
- 8' Solid Fir *Simpson* Front Entry Door
- 12" Front, Side and Rear Gable Overhangs
- 30-Year Designer Asphalt Shingles (CertainTeed Landmark)
- Architecturally Coordinated Exterior Colors with Maryland Blend Stone Accents and *James Hardie* 'Gray Slate' Cement Fiber Lap Siding (7" Exposure)
- Front Porch with Stained Mahogany Beaded Ceiling and Brick Stoop
- Rear Screened Porch with Stained Mahogany Beaded Ceiling Accessible Through the Breakfast Room
- Flagstone Patio with Gas Grill Stub-Out
- Professionally Designed Landscaping Package with Fully Sodded Yard to Limits of Disturbance
- 8' Tall *Clopay* Coachman Collection Garage Doors with Top Mount Glass Windows (White)
- Two Car Garage with Concrete Driveway
- Black *Anderson 400 Series* Double-Hung and Fixed Low-E Windows with Simulated Divided Light
- 6' Board-On-Board, Pressure Treated Wood Privacy Fence with (2) Gates

Quality Construction Features

- High-Capacity Structured Wiring Connection Center for Audio, Video, Computer & Phone
- Technology Package Featuring *Skybell* Video Doorbell, Commercial Grade Wireless Network, and Upgraded Cat 6 Wiring (Per *Vintage* Selection Sheet)
- *Vintage* Security System (3-Year Monitoring Agreement Req.)
- 400 Amp Electrical Service
- 240V Rough-In Located in Garage
- 240V Pre-Wires for Future Outdoor Infrared Heating on Rear Screened Porch Ceiling
- *Flowguard* Gold® Water Supply Lines
- Interior Fire Sprinkler Suppression and Safety System with Concealed Sprinkler Heads
- Front and Rear Waterproof Electrical Outlets
- Front and Rear Hose Bib Locations
- Battery Back-up System on Sump Pump
- Sealed Passive Radon Ventilation System
- Smoke and Carbon Monoxide Detectors on all Levels
- Smoke Detectors in all Bedrooms
- Washer and Dryer Hook Ups with Overflow Pan (Both Gas and Electric Rough-In Included)
- Engineered Floor Joist System
- Premium Water-Resistant Floor Panels (Subflooring)
- Lower Level Safety Egress Basement Window
- Rear Areaway Exit from Lower Level Rec Room (Concrete Steps, Per Plan)

Our Personal Touch

- Conference with Home Technology Consultant
- Vintage Security Home Technology Walkthrough
- Vintage Security Home Technology Pre-wire
- Pre-Closing Home Orientation
- Vintage Security Home Technology Demo
- 1-Year Drywall Appointment (per Homeowners Journal)

Energy\$mart Features

- Mid-Atlantic Builder's *Healthy Home Package*
- *Trane* Variable Speed 96% AFUE Gas Furnace with 2 Stage Heating Operation & 14 SEER Rated Air Conditioning System
- Mastic Seal at all Duct Joints
- All Ductwork Designed in Conditioned Space
- Fresh Air Exchange Fan and MERV 11 Air Quality Filter, Transfer Grills in Each Bedroom and Main Zone Humidifier System
- EZ Attic Access Door Back Built with a Tight Fit Gasket & R-42 Insulation
- 2nd Floor Damper Zone Control with Programmable Thermostat
- 75 Gallon High Efficiency, Natural Gas Power Vent Hot Water Heater
- Digital Programmable Thermostats
- Energy Efficient Adjustable Thresholds
- *Dupont Tyvek* Housewrap and *Andersen* Low-E Windows
- Advanced Fire Stop and Air Seal Package in All Exterior Gaps, Electrical Receptacles and Other Areas
- Closed Cell Spray Foam Insulation Installed Around all Exterior Walls, Floor Band Boards, Garage Ceilings, Cantilevered Bays and Fireplaces (Approx. 1" Thick Application)
- R-13 Foil Insulation for Foundation Walls
- R-13 High Density Batt Insulation + Closed Cell Foam in All Exterior Framed Walls
- R-49 Blown Insulation in Attic
- Water Saving Faucets with Scald Protection

Peace of Mind Warranties

- 10-Year Transferable RWC Major Structural Warranty
- 1-Year Comprehensive Warranty
- 2-Year Mechanical Systems Warranty
- 5-Year Peace of Mind Extended Materials Warranty on Heating and Cooling Systems
- Various Additional Manufacturer Extended Warranties

Mid-Atlantic Custom Builders' renderings, plans and specifications are for general illustrative purposes only. Dimensions and features are approximate and shall not be deemed to be an express or implied warranty of any type. Mid-Atlantic Custom Builders reserves the right to make changes at any time without notice or obligation. Added features subject to change without notice. The names Mid-Atlantic Builders, Mid Atlantic Custom Builders and the Mid-Atlantic Builders logo are registered service marks of Mid-Atlantic Builders, Inc. MHBR# 5139,7029