

# Home Summary

4408 Fairfield Drive, Bethesda MD 20814



## Lifestyle

### Neighborhood

The home is in the East Bethesda community, and is a short walk to the neighborhood park, the Red Line Metro NIH/Walter Reed Medical Center stop, and downtown Bethesda. NIH and Walter Reed Medical are within walking distance. I-495, I-270 and Washington DC are quickly accessed via automobile.

### Schools

The property is in the highly rated Montgomery County public school district. The elementary school is Bethesda Elementary, the middle school is Westland, and the high school is Bethesda-Chevy Chase. The property is also within daily driving distance of many private schools in Maryland and Washington, D.C. including St. Andrews, Bullis, Norwood, Woods Academy, Charles E. Smith, Holton-Arms, Landon, Washington Episcopal, Georgetown Prep, Stone Ridge, Georgetown Day, St. Albans, National Cathedral School, Maret, Blessed Sacrament, St. Johns College, Georgetown Visitation, the Lab School, St. Patrick's, National Presbyterian School, and Gonzaga. Montgomery College, American University, Catholic University, University of Maryland, George Washington University, and Georgetown are also nearby.

### Main Level

Open Concept design featuring a large formal dining room, powder room, wet bar, walk-in pantry, large kitchen with island that overlooks an informal great room. A 1-car basement integral garage is accessed via a side entry reverse grade driveway. Telework in a dedicated first floor flex room/study, insulated to dampen sound. Enjoy sitting on a brick rear patio that is accessible from the kitchen, and ready for a natural gas BBQ.

### Upper Level

The upper-level features four (4) bedrooms and three (3) full baths and a central hallway with open concept stairs. A convenient second floor laundry room features a sink and storage cabinets.

### Lower Level

The lower level features a 5<sup>th</sup> bedroom with an on-suite full bathroom that is ideal for guests or an au-pair. The open recreation room and play area can accommodate a host of uses such as a second family room, billiard table or home theater. A mudroom and large walk-in closet lead to the oversized, 1-car garage. An unfinished mechanical area provides ample storage opportunity.

### Yard

The property is generously sized corner homesite with 5,902 square feet and features a generously sized patio. The rear yard is nearly level and ideal for entertaining and play, and is screened with cedar fencing.



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## Exterior

<b>Cladding</b>	Cement/composite horizontal and brick, per plan.
<b>Front Porch</b>	Classically style, covered porch with painted composite columns and beaded vinyl ceiling.
<b>Rear Patio</b>	Generously sized rear yard brick patio. Gas BBQ rough-in for future grill (grill and connection provided by homeowner).
<b>Front Walk</b>	Brick walkway to front door with metal handrails at stoop.
<b>Gutters</b>	Aluminum, seamless K-style, prefinished white, per plan.
<b>Exterior Paint</b>	Latex semi-gloss on trim.
<b>Roof</b>	Fiberglass composite, “weathered wood” color, architectural 30-year Tamko or equal, per plan.
<b>Hose Bibs</b>	Two (2) exterior frost-free hose bibs (left side, inside garage), special hot/cold hose bib in garage, ideal for pet wash station.
<b>Electric Outlets</b>	Weatherproof electric outlets at front and rear of home, per plan.
<b>Front Door</b>	Therma-Tru Fiberglass insulated, field finished, per plan with Emtek lockset, per plan.
<b>Garage</b>	One car, side basement level entry garage with insulated steel overhead door with automatic garage door opener and two remotes.
<b>Driveway</b>	Concrete, broom finish. Steel reinforced retaining walls with drainage system and metal safety rails. Special driveway trench drain featuring an engineered design to a redundant deep sump pump system with battery backup power.
<b>Yard</b>	Sod, mulch, and landscaping, per plan.
<b>Fence</b>	Cedar privacy fence in rear yard.
<b>Foundation Finish</b>	Brick veneer on front and left side elevation, stucco on all other foundation and retaining walls.



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## Construction Specifications

<b>Foundation</b>	Cast-in-place, steel reinforced concrete, bituminous damp-proofing spray per plan.
<b>Foundation Drainage</b>	Interior drain tile and premium exterior drain board to interior sump pump, per plan.
<b>Structural Beams</b>	Structural steel beams and micro-lam engineered wood beams, per engineering design.
<b>Floor System</b>	11-7/8" engineered I-joist with 3/4" (nominal) high-wax content subfloor, glued and screwed.
<b>Framing</b>	Panelized walls, fabricated in a climate controlled, indoor manufacturing facility. 2x6 exterior walls and 2x4 interior walls, per plan, with 7/16" exterior sheathing sealed with house-wrap.
<b>Roof System</b>	Engineered roof truss system with 7/16" OSB sheathing.
<b>Electrical System</b>	Four Hundred (400) AMP service. Pre-wire for electric car charger (car charger provided by homeowner). Hardwire smoke and carbon monoxide detectors, per plan.
<b>Fire Sprinkler System</b>	Fire sprinkler system, per design.
<b>Plumbing System</b>	CPVC domestic water supply lines, PVC waste lines. 75-gallon, natural gas power-vented hot water heater.
<b>HVAC System</b>	Carrier hybrid system. Natural gas high-efficiency primary zone 1 with 16 SEER air conditioning. High efficiency heat pump on upper zone with dual zones (2 <sup>nd</sup> and 3 <sup>rd</sup> floor).
<b>Low Voltage Wiring</b>	Two CAT6 pre-wires for wireless access points. Two CAT6 prewires, three TV pre-wire bundles (HDMI, RG6 coax, CAT6). All wireless routers, wireless access points, telecommunications equipment, audio equipment and similar technology devices and installation provided by homeowner. Security system installation and activation/monitoring by homeowner with third party security provider.
<b>Windows</b>	Andersen 100 Series Fibrex, single hung with double-pane, argon gas filled glass and low-e coating. Grills between glass, design per plan. White exterior, white interior finish. Half screens on all single hung windows.



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## Insulation

<b>Ceilings</b>	Open cell spray foam R49 equivalent in the entire roof area.
<b>Exterior Walls</b>	R21 fiberglass.
<b>Cold Floors</b>	Open cell spray foam (R38 equivalent).
<b>Ring Joists</b>	Open cell spray foam (R21 equivalent).
<b>Basement Walls</b>	R13 fiberglass in finished areas, R11 in unfinished areas.
<b>Air-Seal</b>	Caulk at framing panel joints, chink and foam at windows.
<b>Garage Exterior Walls</b>	R19 fiberglass.
<b>Sound Dampening</b>	Sound dampening rock wool insulation in flex study, primary bedroom #1, laundry and baths.

## Interior Millwork

<b>Interior Doors</b>	Solid stile and rail with solid panel, Shaker-style with ovolo sticking, pre-hung split jamb doors with satin brass hinges.
<b>Trim</b>	Sanitary Casing, beaded base, cove crown molding, per plan. Crown molding located in all first-floor rooms (other than pantry, closets), second floor hallway, primary bedroom suite #1.
<b>Stairs</b>	Painted newel posts and balusters, stained oak handrails. Stained oak treads and painted risers.
<b>Columns</b>	Painted white column in first floor hallway/family room area, per plan.
<b>Cabinets</b>	Woodmark “Adelaide”, 5-piece drawer style with dovetail joints and cushion close in kitchen and wet bar areas.
<b>Primary Bedroom Closets</b>	Large walk-in closet featuring California Closet system in white finish with limited lifetime California Closet guarantee.
<b>Mudroom</b>	Built-In bench and wall paneling with coat hooks. Large walk-in closet.
<b>Hardware</b>	Premium Emtek door hardware in satin brass (gold) finish.



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## Appliances, Counters, Fixture and Bath Accessories

<b>Refrigerator/Freezer</b>	GE Monogram.
<b>Cooktop</b>	GE Monogram.
<b>Ovens</b>	GE Monogram convection wall oven and 240V Advantium speed-cook wall oven.
<b>Hood Fan</b>	GE Monogram with exterior venting.
<b>Wet Bar Beverage Center</b>	GE Monogram.
<b>Dishwasher</b>	GE Monogram.
<b>Washer/Dryer</b>	GE front load style, white finish (electric dryer).
<b>Fireplace</b>	Direct vent, natural gas fireplace with slate surround and hearth in family room with remote control.
<b>Countertops</b>	Quartz with eased edges in kitchens, baths, and laundry.
<b>Backsplash</b>	Marble with brass inset in kitchen and butler's pantry.
<b>Plumbing Fixtures</b>	Kohler in Vibrant Moderne Brushed Brass (gold), per plan. Kohler toilets, and sinks white color.
<b>Lighting Fixtures</b>	Kichler and Savoy House, style and finish per plans. Recessed 4" lighting throughout, per plans. Energy efficient, LED bulbs.
<b>Vanity Mirrors</b>	Framed mirrors with gold finish, over vanities.
<b>Sinks</b>	Elkay stainless steel at wet bar and laundry room. Kohler farmhouse style in kitchen, Kohler undermount in baths, all white color.
<b>Bath Accessories</b>	Kohler towel bars and toilet tissue paper holders, Vibrant Moderne Brushed Brass, per plan.
<b>Closet Shelves</b>	Ventilated, coated metal shelving with super-slide in secondary bedroom closets.



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## Flooring

<b>Finished Basement</b>	LVP.
<b>Attic HVAC/Storage</b>	Painted subfloor.
<b>Mudroom, Secondary Baths, Laundry</b>	12x24 porcelain tile with Schluter Ditra matting substrate, typical.
<b>Primary Bath</b>	12x24 porcelain and shower with Schluter Ditra matting substrate.
<b>First Floor, Second Floor Hallway and Primary Bedroom Suite and Second Floor Bedrooms</b>	Premium 4" wide, solid red oak field finished in Rustic Beige color with premium water-based sealer.
<b>Attic Flex Area and Attic Bedroom #4</b>	Shaw carpeting, 1/2" pad.
<b>Unfinished Basement</b>	Concrete, painted.
<b>Garage</b>	Concrete.

