

# Home Summary

6405 Ruffin Road, Chevy Chase, MD 20815



## Lifestyle

### Neighborhood

The home is in the Chevy Chase Terrace community, just steps to Norwood Park. Both the Bethesda Metro Center and Friendship Heights Metro stops on the Redline are a short walk, both and downtown Bethesda and Friendship Heights are within walking distance. NIH and Walter Reed Medical are nearby. I-495, I-270 and Washington DC are quickly accessed via automobile or Metro.

### Schools

The property is in the highly rated Montgomery County public school district. The elementary school is Somerset 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. Patricks, 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 very large formal dining room, powder room, wet bar, walk-in pantry, large kitchen with island that overlooks an informal great room. Telework in a dedicated study just off the great room. The main level also features a flex room that can be used as a 6<sup>th</sup> bedroom, living room, or a 2<sup>nd</sup> study. Enjoy sitting on the flagstone rear patio and entertaining in a very private, level rear yard.

### 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. The primary bedroom suite features three (3) walk-in closets and a spa-like bath with an oversized, dual shower head walk-in shower and a freestanding vessel soaking tub.

### 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 billiard table or home theater. A mudroom and large walk-in closet lead to the oversized, 1-1/2 car garage with extra storage space. An unfinished mechanical area provides additional storage opportunity.



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**Yard** The property is a generously sized homesite with 6,600 square feet and features a generously sized patio. The rear yard is surrounded by mature trees, nearly level and ideal for entertaining and play.

## Exterior

**Cladding** Cement/composite horizontal and brick, per plan.

**Front Porch** Classically style, full house width covered porch with painted composite columns and beaded vinyl ceiling.

**Rear Patio** Generously sized flagstone rear yard patio. Gas BBQ rough-in for future grill (grill and connection provided by homeowner).

**Gutters** Aluminum, seamless K-style, prefinished white, per plan.

**Exterior Paint** Latex semi-gloss on trim.

**Roof** Fiberglass composite, “weathered wood” color, architectural 30-year Tamko or equal, per plan.

**Hose Bibs** Three (3) frost-free hose bibs (garage, left side front, right side rear).

**Electric Outlets** Weatherproof electric outlets at front and rear of home, per plan.

**Front Door** Therma-Tru Fiberglass insulated, field finished stain, per plan with lockset, per plan.

**Garage** 1-1/2 car, large lower-level garage with insulated steel overhead door with automatic garage door opener and two remotes.

**Driveway and Walks** Concrete, broom finish. Tuck away space for waste and recycling cans.

**Yard** Sod, mulch and landscaping, per plan.

**Fence** Rear yard existing fence, per plan.

**Foundation Finish** Brick veneer on front elevation only, painted brick pattern. Concrete walls in egress window well and drive ramp 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, designed to eliminate water infiltration.
<b>Structural Beams</b>	Structural steel, Structural LVL/micro-lam engineered wood beams, per engineering design.
<b>Floor System</b>	14" engineered I-joist with 3/4" (nominal) high-wax content Advantech 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. Hardwire smoke and carbon monoxide detectors, per plan. EV charging receptacle in garage.
<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>	Dual zone, natural gas high-efficiency furnaces and 16 SEER air conditioning by Carrier, per design. Programmable thermostats.
<b>Low Voltage Wiring</b>	Two CAT6 pre-wires for wireless access points. Three (3) TV pre-wire bundles (HDMI, RG6, CAT6) in family room above fireplace, two in lower-level rec room and primary bedroom #1. 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 composite, 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>	R49 blown cellulose (R38 fiberglass for inaccessible areas)
<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 (framed walls only).
<b>Sound Dampening</b>	Sound dampening insulation in select walls, per plan.

## Interior Millwork

<b>Interior Doors</b>	Solid stile and rail with solid panel, Shaker-style with ovolo sticking, pre-hung split jamb doors with Schlage brushed nickel finish hinges, or equal.
<b>Trim</b>	3.5" Adams (WM-97) casing, 5.25" Beaded (WM-163-E) base, 4.25" (LWM-45) crown molding, per plan. Crown molding located in all first-floor rooms (other than pantry, closets), second floor hallway, primary bedroom #1 and bath.
<b>Stairs</b>	Painted newel posts and balusters, stained oak handrails. Stained oak treads and painted risers.
<b>Cabinets</b>	Merillat "Glenrock" and 5-piece drawer style with dovetail joints and cushion close in kitchen and wet bar areas, "Ralston" in secondary baths and laundry. Painted finish, "cotton" color.
<b>Primary Bedroom Closets</b>	Three (3) large walk-in closet featuring premium California Closet system in white finish.
<b>Mudroom</b>	Built-In bench and wall paneling with coat hooks and shiplap accent. Large walk-in closet.
<b>Hardware</b>	Brushed nickel finish.



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## Appliances, Counters, Fixture and Bath Accessories

<b>Refrigerator/Freezer</b>	GE Monogram, stainless steel finish.
<b>Range</b>	GE Monogram, dual fuel 36” range, stainless steel finish.
<b>Ovens</b>	GE Monogram convection wall oven and Advantium speed-cook wall oven.
<b>Hood Fan</b>	GE Monogram, 36” commercial grade, stainless steel finish.
<b>Beverage Center</b>	GE Monogram, stainless steel finish.
<b>Dishwasher</b>	GE Monogram.
<b>Washer/Dryer</b>	GE front load style, white finish (electric dryer).
<b>Countertops</b>	Premium MSI composite Quartz New Calacatta Laza with eased edges in kitchens, baths, family room and laundry.
<b>Backsplash</b>	Calacatta marble with satin brass inset tile at kitchen and wet bar backsplashes.
<b>Plumbing Fixtures</b>	Kohler faucets in polished chrome finish, per plan. Brizo Litz faucets in Luxe Gold finish, per plan. Kohler sinks and toilets, 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, polished chrome and satin brass finishes, over vanities, per plan.
<b>Sinks</b>	Elkay stainless steel undermount in 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, polished chrome, per plan. Brizo Litz in Luxe Gold in powder room.
<b>Closet Shelves</b>	Ventilated, coated metal shelving with super-slide in secondary bedroom closets.



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## Flooring

<b>Finished Basement</b>	Durable laminated vinyl plank (LVP).
<b>Mudroom, Secondary Baths, Laundry</b>	12 x 24 porcelain tile style per design, with Schluter Ditra matting substrate, typical.
<b>Primary Bath</b>	12 x 24 Porcelain tile with Schluter Ditra matting substrate.
<b>First Floor, Second Floor Hallway and Primary Bedroom Suite and Second Floor Bedrooms</b>	Field-finished 4" red oak nailed, Dura-Seal stain "Rustic Beige" with premium water-based Bona seal.
<b>Unfinished Basement</b>	Concrete, painted.
<b>Garage</b>	Concrete

