

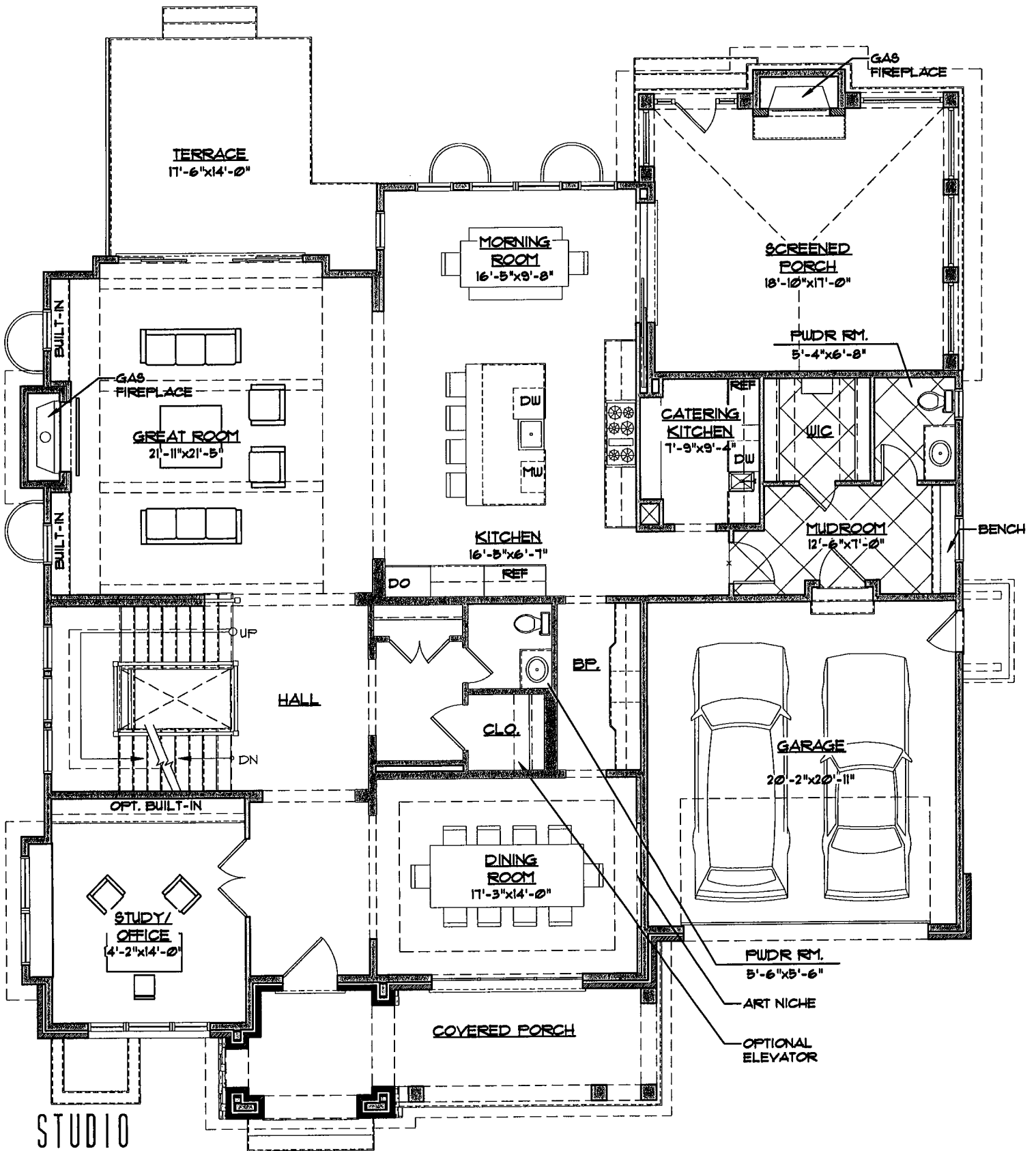
STUDIO — EGRESS WELL

**LOWER LEVEL PLAN**  
 1,862 SF (FINISHED)  
 276 SF GARAGE (UNFINISHED)

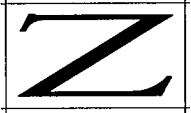


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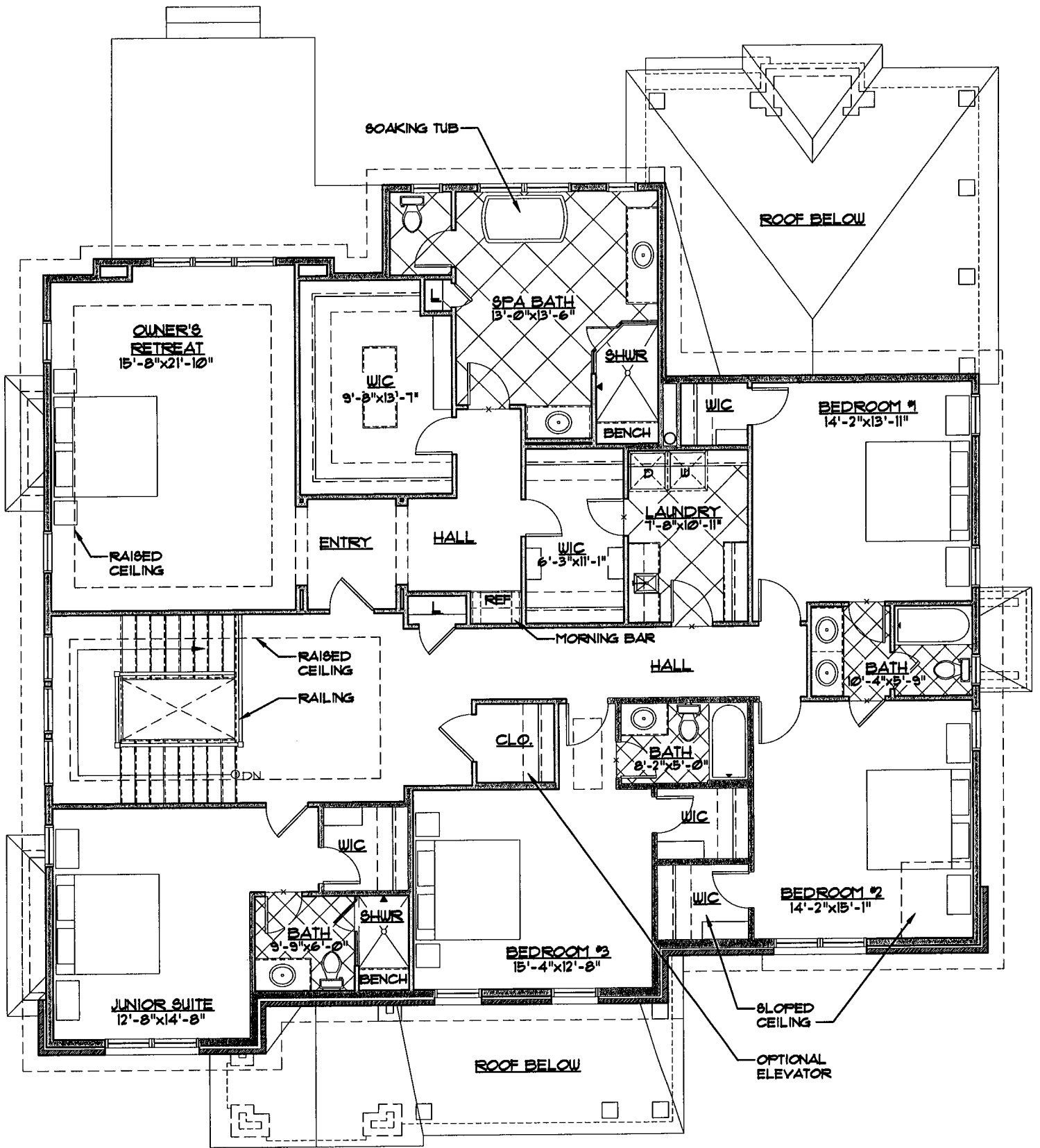
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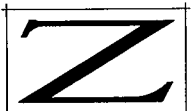
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**FIRST FLOOR PLAN**  
2,268 SF (FINISHED)  
422 SF GARAGE





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**SECOND FLOOR PLAN**  
 2,555 SF (FINISHED)



*Welcome to 7704 Radnor Road  
Bethesda, MD 20817*

**Exterior Features**

- 3-level French Country Colonial with painted brick and stone veneer
- Flagstone walkway to driveway and street
- 30-year architectural roof shingles
- 10,890 square foot level lot
- Extra-wide poured concrete driveway
- 2-car garage with Lift Master automatic door openers and keypad
- Beautiful stained-grade Mahogany front door
- Covered flagstone porch with Stone entry feature
- Large screened-in rear porch includes gas fireplace, Cat-6 enhanced cable wiring for TV, and pre-wired for in-ceiling Heaters
- Additional rear flagstone patio with gas line rough-in for future grill
- 3 hose bibs; 2 GFCI electrical waterproof outlets (front and rear)
- Professional landscape package, including freshly, sodded yard
- Oversize 6" gutters, and, covered leaf guard system

**Custom and Upgraded Interior Features**

- 6 large bedrooms, 5 full bathrooms, and 2 powders
- Over 6,685 finished square feet
- 10' ceilings on main level; 9' ceilings on upper and lower level
- White Oak hardwood 4" wide plank sand-in-place flooring throughout main level, upper level, hallways, and stairs to upper and lower levels
- White Oak stairs and newel posts with classic style rails
- Solid-core interior doors throughout
- Stained White Oak beams in family room
- Tray ceilings: Master Suite and Dining Room
- Banquet size Dining Room
- Designer trim package includes classic trim in foyer, main-level hall, upper-level stairs
- Wainscoting in formal Dining Room
- Family Room gas fireplace with Stucco finish and Custom Mantel
- Massive mudroom with extra-large walk-in closet, powder room, built-in bench, and egress to garage
- Finished lower level includes:
  - large rec room with fireplace
  - wine bar with sink and fridge
  - 5th bedroom with dual-entry full bath
  - exercise room with gym mat flooring
- Custom recessed lighting package throughout
- Pre-wired for TV in all bedrooms and security system
- Optional Elevator

**Main Kitchen, Catering Kitchen, Butler Pantry, Great Room**

- Enormous eat-in kitchen with expansive breakfast nook and super-sized island
- Shaker-style cabinetry with soft close doors and drawers; undercabinet lighting
- Stone countertops, and custom tile backsplash
- Appliance package includes:
  - Thermador 48" pro style side-by-side refrigerator
  - Thermador 48" 6-burner gas range top with griddle
  - Thermador 24" dishwasher
  - Thermador 30" built-in microwave oven
  - Custom hood over range
- Farmhouse sink with air switch for disposal and water filter
- Butler pantry with: wine and drink fridge, wine rack, ample cabinetry, and storage

- Catering Kitchen, adjacent to main kitchen and mudroom includes:
  - dishwasher
  - prep sink and water filter
  - full size Refrigerator
  - built-in cabinetry with undermount lighting and ample storage

### **Bedrooms & Baths**

- Solid quartz or natural stone vanity tops in secondary baths
- Brushed brass, black, nickel, and chrome finishes throughout all baths
- Custom designer tile installation in all baths
- Master bath includes:
  - separate water closet
  - heated tile floors
  - free-standing oversized tub
  - large shower with two shower heads; relaxing jets, and built-in bench seating
- Broan quiet bath fans in all baths
- Custom vanities with soft close drawers
- Formal powder room with furniture vanity
- Mudroom Powder room with custom vanity and tiled floor
- Professionally decorated and coordinated color schemes

### **Laundry**

- Large upper-level laundry with large wash sink
- Quartz or stone countertop with additional cabinetry and storage

### **Systems and Energy Efficiency Package**

- 75-gallon power vent domestic gas hot water heater
- 14 SEER rating A/C; Aprilaire humidifier
- Two gas-fired forced air furnaces with 92% efficiency; 2-zone system
- Extensive insulation package with air seal as well as spray foam and batt insulation-including sealed HVAC and duct work
- Insulation: R-20 in first and second floor walls; R-49 in attic; and R-30 in garage ceiling
- Constructed with 2 X 6 framing exterior walls
- Sierra Pacific clad/wood windows and doors
- Storm water prevention plan
- High-efficiency water saving toilets and other plumbing fixtures
- All appliances are energy efficient
- Sound insulation in all bathrooms, laundry, master bedroom walls, and furnace room
- 400-amp electrical service

### **Builder and Additional Information**

- Built by Carter Inc; completion late Summer 2022
- 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 2022 ~ \$35,000.00
- Floorplans and Disclosures available at: [carterbuildersmd.com](http://carterbuildersmd.com) and [maryjmurphy.com](http://maryjmurphy.com)

***Information deemed reliable but not guaranteed.***