

Welcome to 11230 Huntover Drive North Bethesda, MD 20852

Exterior Features

- 3-level Transitional Craftsman with Hardie Plank shingles and siding, and Carderock stone
- Certainteed Landmark 30-year architectural roof shingles
- PVC water/weather resistant trim moldings package
- 22,463 square-foot lot in Luxmanor; finished interior space is approximately 6,017 square feet
- Extra-wide poured concrete driveway with 3-point turnaround
- 3-car sideloadng garage with Lift Master automatic door openers (powered with DC motor) and keypad
- 8-foot mahogany main entry and mahogany mudroom door
- Covered wrap-around flagstone porch with white oak porch ceiling
- Large screened in rear porch:
 - 2 oversized skylights
 - Gas fireplace
 - Cat5 enhanced cable wiring for TV; built-in ceiling speakers
 - Pre-wired for ceiling heaters
- Additional rear flagstone patio and gas line rough-in for future grill
- Hose bibs (2) in garage and rear; GFCI electrical waterproof outlets in front and rear

Custom and Upgraded Interior Features

- 5 large bedrooms, 5 bathrooms and 1 powder room
- White oak hardwood 4' plank sand-in-place flooring throughout main level, upper level, hallways, and stairs to upper and lower level
- Solid two-panel doors throughout with interior Schlage levers
- Coffered ceiling in family room; tray ceiling in master suite, dining room, library and foyer
- Designer trim package includes wainscoting in foyer, main level hall, dining room, upper & lower level stairs
- 10' ceilings on main level; 9' on lower and upper levels
- Two interior gas fireplaces with slate surround; custom mantels in family room and lower level (note: 3rd gas fireplace in rear screened-in porch)
- Massive mudroom with separate covered porch entrance, cubbies, two closets, and egress to garage
- Pocket doors in front library, pantry, and mudroom
- Finished lower level:
 - Rec room with dry bar with solid cherry cabinetry and floating shelves
 - Media room with 9.1 surround sound and built-in custom media cabinet
 - 5th bedroom with dual-entry full bath
- Fully integrated Cat5 enhanced network and computer broadband cabling throughout entire home
- Custom recessed lighting package throughout

Kitchen, Great Room, and Screened-in Porch

- Enormous eat-in kitchen with expansive breakfast nook and large island
- 42" Wellborn Signature Series white Shaker style cabinetry with soft close doors and drawers, and undercabinet lighting
- Additional 18" Wellborn Upper level glass front cabinetry with custom lighting
- Sub-Zero & Wolf Appliance Package:
 - Sub-Zero 48" pro style side-by-side refrigerator with built-in dispenser
 - Wolf 48" 6-burner range with griddle
 - 30" dishwasher
 - 30" built-in Wolf microwave oven combo drop-down door
 - U-line beverage cooler
 - Commercial quality exhaust fan with solid painted maple hood surround
- Farmhouse sink with Badger InSinkerator and air switch
- Over-sized walk-in pantry with heavy duty pocket doors
- Large center island with built-in beverage cooler
- Butler pantry with 42" Wellborn Signature series Shaker stye cabinetry with soft close doors and drawers, and undercabinet lighting; additional 18" Wellborn upper level glass front cabinetry with custom lighting

- Solid quartz countertops and custom tile backsplash
- Solid surface tops include quartz, quartzite, marble and granite
- Gas fireplace with nickel gap siding and white oak fireplace mantel with granite surround
- Andersen 400 series patio sliders to screened in porch
- Large gas fireplace with stone surround on screened-in rear porch

Bedrooms & Baths

- Solid quartz or natural stone vanity tops in secondary baths
- Champagne bronze, black and satin nickel finishes throughout all baths
- Custom designer tile installation in all baths
- Master bath:
 - Carrara marble throughout
 - Separate water closet
 - Free-standing oversized tub with wall-mounted faucet
 - Shower with hand-held with slide bar; 8' rain head; additional shower head; and built-in bench seating
- Upgraded Nutone ultra-quiet fan in all baths
- Custom vanities with soft close drawers
- Formal powder room with furniture vanity and hardwood floors
- Professionally decorated and coordinated color schemes

Laundry

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

Systems and Energy Efficiency Package

- Anderson top of the line 400 series double insulated low E glass windows with easy tilt release locks for cleaning, and custom profile interior window grilles
- Andersen 400 series 12' wide patio doors
- 75-gallon power vent domestic gas hot water heater
- 2-zone 92% high efficiency Infinity (variable speed) Carrier central air with a 17 SEER rating
- Two gas-fired forced air furnaces with 96% efficiency in attic and lower level and a main zone humidifier
- Extensive insulation package: air seal, spray foam and Batt insulation-including sealed H-VAC and duct work
- Insulation: R-21 in first and second floor walls; R-49 in attic; and R-30 in garage ceiling
- Constructed with 2 X 6 framing
- Attic trusses with extra durable ¾ sheathing subfloor for optional storage area
- Storm water prevention plan
- Programmable Wi-Fi thermostats for Infinity Carrier H-VAC System
- High efficiency water-saving toilets and other plumbing fixtures
- All appliances are energy efficient
- Soundproof insulation in all bathrooms; laundry; master bedroom walls, theatre room and ceiling, and furnace room
- 400amp electrical service

Builder and Additional Information

- Built by Spring Valley Builders LLC; completion winter 2021
- 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 2021 ~ 27,000.00
- Floorplans and Disclosures available at maryjmurphy.com

Information deemed reliable but not guaranteed.