

CHRISTÉS

PROPERTIES

christesproperties.com

1125 Ormond Ct
McLean, VA 22101

New Home Features



EXTERIOR

- WALK OUT BASEMENT PER SITE GRADING PLAN
- 30 YEAR ARCHITECTURAL ASPHALT SHINGLES
- FACTORY PREPAINTED METAL PORCH
- OVERSIZED SEAMLESS ALUMINUM 6" GUTTERS, 3" X 4" DOWNSPOUTS, "K" STYLE PREPAINTED
- HARDCOAT STUCCO
- 3 FACTORY PAINTED GARAGE DOORS WITH GARAGE DOOR OPENERS, REMOTES AND 1 EXTERIOR KEY PAD
- STONE TO GRADE AROUND WHOLE HOME ELEVATION
- PELLA PROLINE CASEMENT WINDOWS
- FLAGSTONE REAR PATIO AT WALKOUT DOOR
- FLAGSTONE FRONT PORCH STOOP, WITH WROUGHT IRON RAILING & MAHOGANY WOOD STAINED CEILING
- STAINED ROUGH HEWN WOOD COLUMNS ON FRONT PORCH
- CUSTOM MADE STAINED MAHOGANY FRONT DOOR SIMILAR TO FRONT ELEVATION
- SODDING YARD THROUGHOUT AND FRONT OF HOME LANDSCAPING
- PLANTER BOXES PER SITE GRADING PLAN
- PAINTED CORNICE AND CORNER BOARDS
- REAR TREX DECK PER PLAN WITH STAIRS TO PATIO BELOW
- 2 EXTERIOR PLUGS, 2 EXTERIOR WATER SPIGOTS

INTERIOR

- 3 FINISHED LEVELS PER PLAN 2 X 6 EXTERIOR STUDS W/R15 INSULATION & R11 BASEMENT WALLS R30 IN ATTIC
- 6 BEDROOMS WITH 6 FULL BATHS, AND 2 HALF BATHS /POWDER ROOM ON MAIN LEVEL
- MAIN FLOOR OFFICE/BEDROOM W/FULL BATH PER PLAN
- CEILING HEIGHTS OF 10' ON FIRST FLOOR 9' ON SECOND FLOOR CONCRETE BASEMENT WALLS YIELDING APROXIMATE 8' 8" CEILING HEIGHT
- FIREPLACE IN FAMILY ROOM W/MARBLE WALL FLOOR TO CEILING
- OPERATIONAL CUSTOM TEMERTURE "WISPER COOL" TEMPERATURE CONTROL WINE CELLAR IN BASEMENT
- CARRERA MARBLE IN ALL BATH VANITIES. LAUNDRY, WET BAR, MUDROOM AND POWDER ROOM GET GRANITE SELECTION AS INSTALLED.
- CUSTOM 2 PIECE DESIGNED TRIM; A SIMILAR VARIATION TO 3 1/2"
- ARCHITECTURE VOLUME CEILING BOXES IN FOYER, FAMILY ROOM AND
- SOLID CORE MASONITE DOORS
- 16' X 8' PELLA SLIDING DOOR TO DECK IN FAMILY ROOM

KITCHEN

- 6' X 8' PELLA SLIDING DOOR TO DECK IN BREAKFAST NOOK
- DECORA KITCHEN CABINETS, WHITE W/GRAY
- STAURETTA HOMED CARRERA MARBLE KITCHEN COUNTERTOP & ISLAND AS INSTALLED.
- STAINLESS STEEL UNDER MOUNT KITCHEN SINK
- LA CORNUE GAS 5 BURNER 43" RANGE, WTH 2 OVENS
- KITCHENAID BUILT IN OVEN / MICROWAVE COMBO UNIT
- HOOD FAN SELECTED BRAND
- SUBZERO 48" SIDE BY SIDE REFRIGERATOR
- 2 KITCHENAIDE DISHWASHERS
- UNDER COUNTER SUMMIT (OR SIMILAR BRAND) WINE REFRIGERATOR
- LARGE KITCHEN ISLAND WITH SITTING AREA.
- TILE BACKSPLASH UNDER ALL KITCHEN WALL CABINTES AND ABOVE KITCHEN RANG



BATHS

- ALL SECONDARY FULL BATHS HAVE PAINTED WHITE CABINETS WITH WHITE CARRERA MARBLE TOPS
- MASTER BATH HAS PAINTED GRAY CABINETS AND CARRERA MARBLE TOPS
- ALL BATHROOMS TO HAVE WHITE UNDER MOUNT VANITY SINKS
- KOHLER MEMOIR TOILETS IN FORMAL POWDER ROOM AND MASTER BATHROOM
- KOHLER WELLWORTH TOILETS IN ALL OTHER BATHROOMS
- RAIN SHOWER HEAD FIXTURE IN MASTER BATH SHOWER, AND ALSO A HAND HELD SHOWER FIXTURE
- 8" OC FAUCETS IN ALL BATHROOMS, KOHLER PLUMBING FIXTURES ALL BATHROOMS MASTER BATH HAS FREE STANDING TUB, WHIRLPOOL (JETS)
- BIDET IN WATER CLOSET

TRIM PACKAGE INCLUDE:

- CUSTOM ARCHITECTURAL 2 PIECE COVE MOULDING IN MOST OF FIRST FLOOR AREA
- ALL CLOSETS TO RECEIVE PAINTED MASONITE WOOD SHELVES AND SHOE RACKS, CUBBY BENCHES WITH BOXES BELOW IN MUD ROOM
- PAINT S PRIMER COAT AND 2 ADDED COATS SPRAYED FLAT LATEX WITH GLOSS ON ALL TRIM AND DOORS, SHERWIN WILLIAMS AS INSTALLED

FLOORING

- 5' WIDE RED OAK SELECT FINISH IN PLACE HARDWOOD FLOORS ON ENTIRE FIRST FLOOR, 2ND FLOOR HALLWAY, MASTER BEDROOM & CLOSETS.
- CARPET IN SECOND FLOOR BEDROOMS, ENTIRE BASEMENT (EXCEPT BATH)
- OPEN RISER STAINED STRINGER & TREADS (RED OAK) WITH CONTEMPORARY ROD RAIL SYSTEM FROM 1ST FLOOR TO 2ND FLOOR
- CUSTOM CERAMIC AS INSTALLED

LIGHTING & OTHER FEATURES

- ALL BEDROOMS, MASTER BEDROOM, FAMILY ROOM ARE PREWIRED FOR CEILING FANS
- LAUNDRY ROOM WITH LAUNDRY SINK SET IN SINK BASE WITH GRANITE COUNTER TOP, WASHER DRYER READY HOOKUPS FOR OWNER SUPPLIED WASHER DRYER APPLIANCES
- FINISHED LOWER LEVEL HAS EXERCISE ROOM WITH FULL WALL MIRROR. OPEN MEDIA ROOM PREWIRED.
- WET BAR HAS SINK, DISHWASHER, ICE MAKER AND UNDER BAR FRIDGE.
- WINE CELLAR WITH CUSTOM WOOD WINE RACKS.

OTHER FEATURES

HVAC

CARRIER 2 ZONED GAS HEAT, ELECTRIC A/C SYSTEM WITH HUMIDIFIER ON LOWER UNIT. 4 TON 14 SEER 92% FURNACE IN BASEMENT & MAIN FLOOR WITH MEDIA FILTER AND HUMIDIFIER. 4 TON 14 SEER 80% FURNACE ON 2ND FLOOR. BOTH UNITS WILL HAVE A HONEYWELL PROGRAMABLE THERMOSTAT

PLUMBING FEATURES

MASTER BATH AND POWDER FORMAL ROOM GET KOHLER "MEMOIRE" TOILET MASTER BATH AND POWDER ROOM GET DEVONSHIRE FAUCETS. ALL OTHER BATHS GET KOHLER ALTEO.



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