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FLOOR PLAN DESIGN

2907 KENSINGTON ST N
ARLINGTON, VA

7200 Total SqFt home
4 finished levels
Custom features
.31 Acre lot Walkout level lot

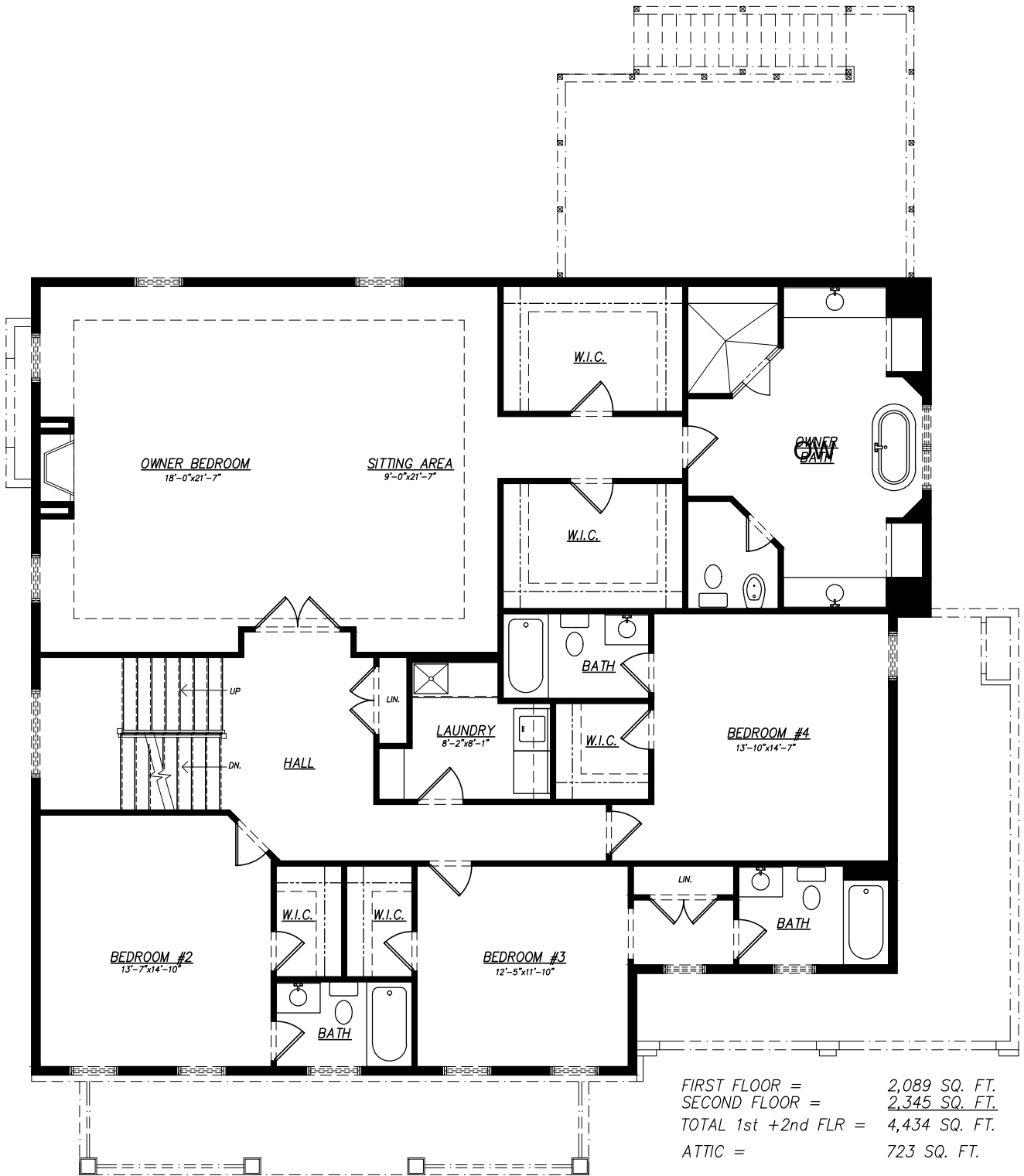




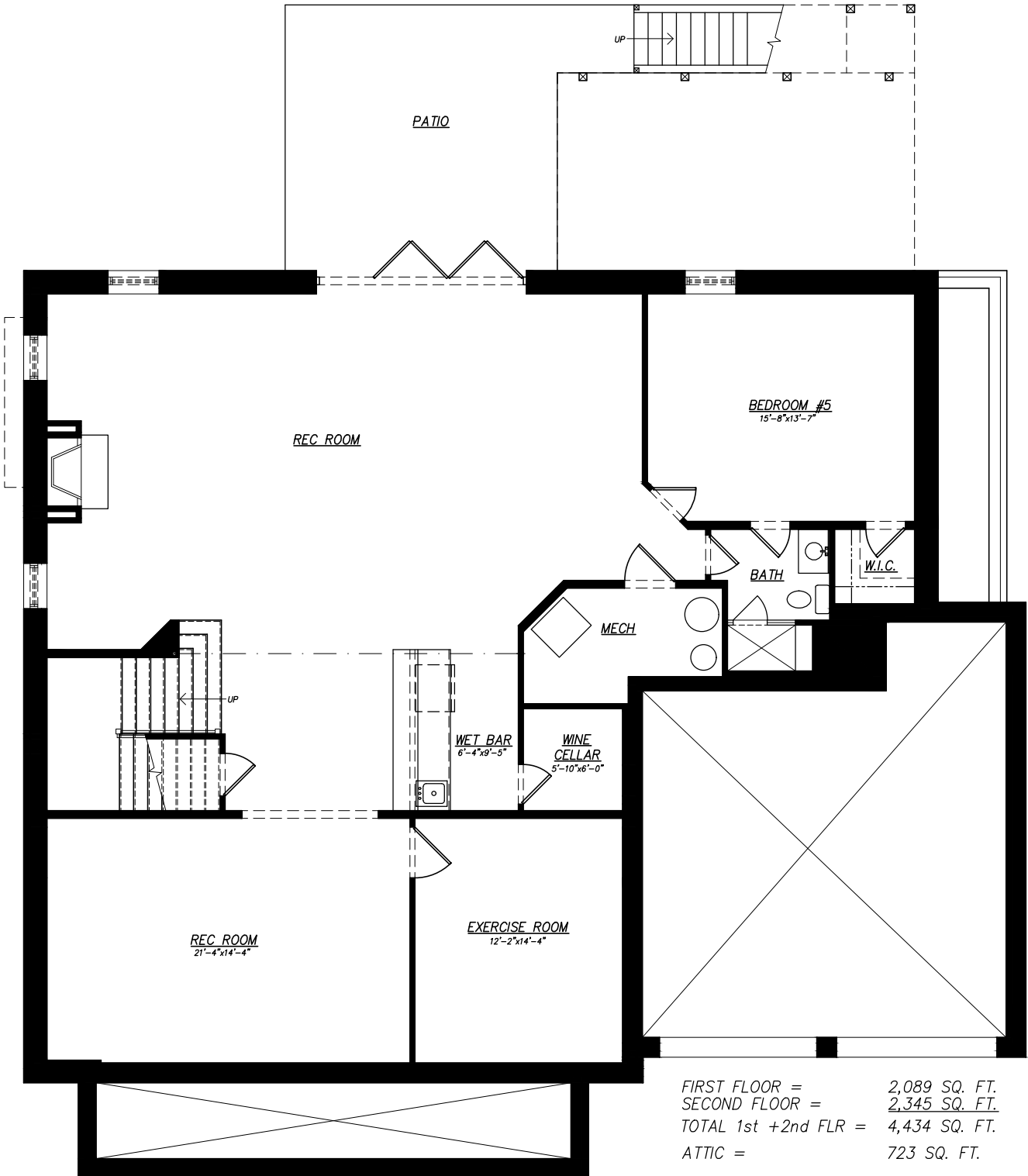
FIRST FLOOR PLAN
2907 N. KENSINGTON STREET
 ARLINGTON, VIRGINIA 22207

FIRST FLOOR = 2,089 SQ. FT.
 SECOND FLOOR = 2,345 SQ. FT.
 TOTAL 1st +2nd FLR = 4,434 SQ. FT.
 ATTIC = 723 SQ. FT.

FINISHED BASEMENT = 2,013 SQ. FT.
 UNFIN. BASEMENT = 67 SQ. FT.
 2 CAR GARAGE = 525 SQ. FT.
 FRONT PORCH = 165 SQ. FT.
 DECK = 268 SQ. FT.



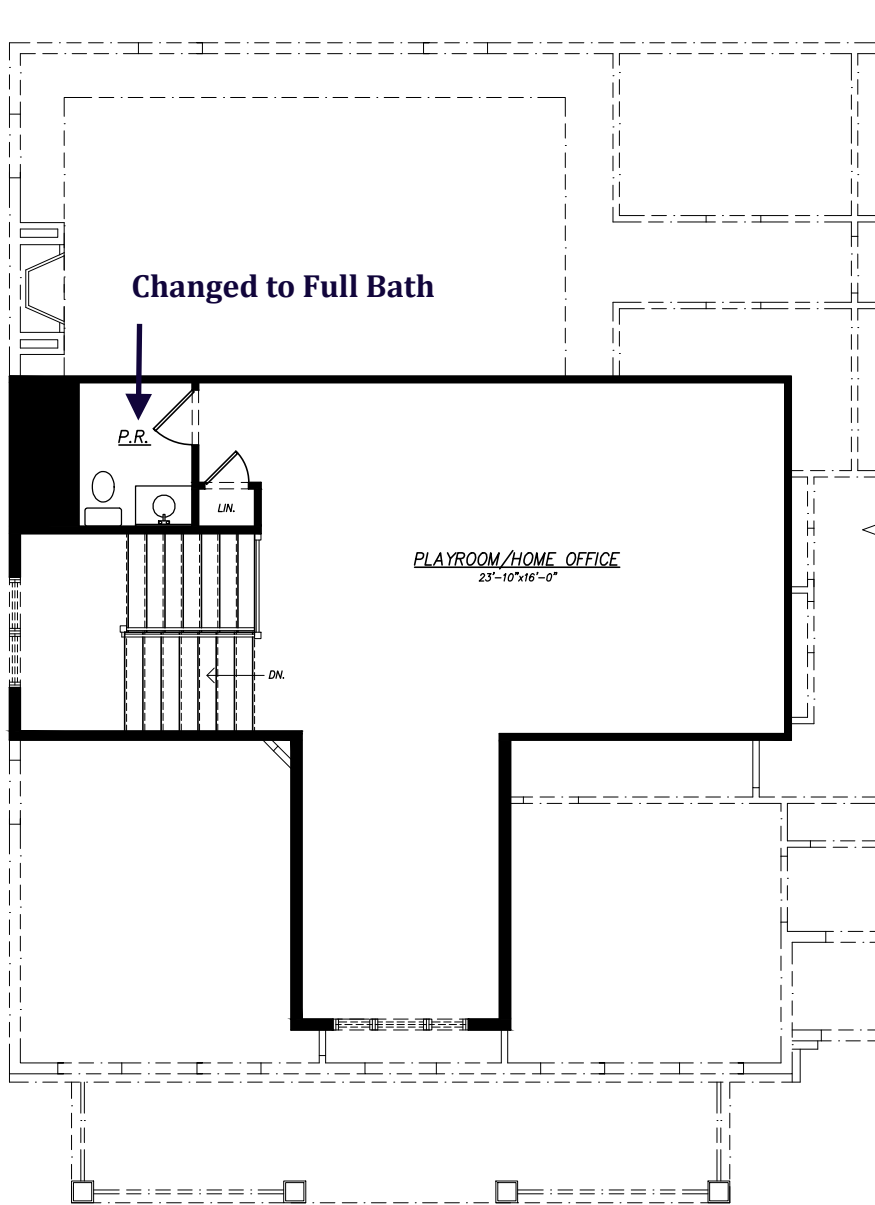
SECOND FLOOR PLAN
2907 N. KENSINGTON STREET
 ARLINGTON, VIRGINIA 22207



BASEMENT PLAN
2907 N. KENSINGTON STREET
 ARLINGTON, VIRGINIA 22207

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 2 CAR GARAGE = 525 SQ. FT.
 FRONT PORCH = 165 SQ. FT.
 DECK = 268 SQ. FT.



LOFT FLOOR PLAN
2907 N. KENSINGTON STREET
 ARLINGTON, VIRGINIA 22207

FIRST FLOOR =	2,089 SQ. FT.
SECOND FLOOR =	2,345 SQ. FT.
TOTAL 1st +2nd FLR =	4,434 SQ. FT.
ATTIC =	723 SQ. FT.
FINISHED BASEMENT =	2,013 SQ. FT.
UNFIN. BASEMENT =	67 SQ. FT.
2 CAR GARAGE =	525 SQ. FT.
FRONT PORCH =	165 SQ. FT.
DECK =	268 SQ. FT.





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2907 N Kensington
ARLINGTON, VA
NEW HOME FEATURES

EXTERIOR

- WALK OUT BASEMENT PER SITE GRADING PLAN W/12' x 7' COMBINATION SLIDING GLASS DOOR
- 30 YEAR ARCHITECTURAL SHINGLES
- FRONT PORCH ROOF FACTORY PREPARED STANDING SEAM METAL
- OVERSIZED SEAMLESS ALUMINUM 6" GUTTERS, 3" X 4" DOWNSPOUTS, "K" STYLE
- HARDI PLANK SHINGLE AND SIDING DESIGN PER PLAN
- 2 WOOD STAINED 9' X 8' GARAGE DOOR WITH GARAGE DOOR OPENER AND REMOTES, AND EXTERIOR KEY PAD
- PAINTED BRICK TO GRADE AROUND WHOLE HOME ELEVATION
- PELLA PROLINE DOUBLE HUNG WINDOWS
- FLAGSTONE REAR PATIO AT WALKOUT DOOR
- FLAGSTONE FRONT PORCH STOOP, WITH WROUGHT IRON RAILING
- BRICK COLUMNS TO RAILING
- PERVIOUS PAVER LEADWALK TO DRIVEWAY
- CUSTOM MADE STAINED 8' X 36" WIDE FRONT DOOR WITH SIDELIGHTS, MAHOGANY
- SODED YARD AND FRONT OF HOME LANDSCAPING
- EXISTING TREES TO REMAIN AS PER SITE GRADING PLAN, NO WARRANTY
- CEDAR FENCE BACK YARD W/LEFT SIDE ENTERANCE
- PERVIOUS PAVER DRIVEWAY
- PLANTER BOXES PER SITE GRADING PLAN
- PAINTED CORNICE AND CORNER BOARDS
- REAR TREX DECK PER PLAN WITH STAIRS TO PATIO BELOW
- 3 EXTERIOR PLUGS, 3 EXTERIOR WATER SPIGOTS

INTERIOR

- 4 FINISHED LEVELS PER PLAN 2 X 6 EXTERIOR STUDS W/R19 INSULATION. R15 INSULATION IN ALL OTHER AREAS
- 6 BEDROOMS WITH 7 FULL BATHS, AND 1 HALF BATHS (POWDER ROOM ON MAIN LEVEL)
- 1ST FLOOR LIBRARY/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, 8' CEILINGS AT 3RD LEVEL FINISHED ATTIC
- FAMILY ROOM WITH CROWN MOULDING APPLICATION, BUILT IN PAINTED SHELVES ADJACENT TO FIREPLACE BELOW WINDOWS
- VOLUME BOX CEILING IN MASTER BEDROOM
- OPERATIONAL CUSTOM TEMERTURE "WISPER COOL" TEMPERATURE CONTROLE D WINE CELLAR IN BASEMENT
- FULL BATH ON 3RD FINISHED ATTIC LEVEL
- CARRERA MARBLE AT ALL BATH VANITIES. POWDER ROOM, BUTLERS PANTRY, LAUNDRY , WET BAR AND MUD ROOM GET GRANITE SELECTION #1 OR #2.

KITCHEN

- 8' X 6' SLIDING DOOR TO LARGE DECK
- DECORA KITCHEN CABINETS, WHITE
- CARRERA MARBLE KITCHEN COUNTERTOP
- STAINLESS STEEL UNDER MOUNT KITCHEN SINKS
- LA CORNUE GAS 5 BURNER 43" RANGE, WITH 2 OVENS
- KITCHENAID BUILT IN OVEN / MICROWAVE COMBO UNIT *
- HOOD FAN SELECTED BRAND
- SUBZERO 48" SIDE BY SIDE REFRIGERATOR
- 2 KITCHENAID DISHWASHERS
- UNDER COUNTER SUMMIT (OR SIMILAR BRAND) WINE REFRIGERATOR AT BUTLERS PANTRY
- KITCHEN ISLAND WITH SITTING AREA AND PREP SINK
- SUBWAY UPGRADED GREY CERAMIC TILE BACKSPLASH UNDER ALL KITCHEN WALL CABINETS AND ABOVE KITCHEN RANGE
- SLIDING BARN DOOR TO ENTRY FROM KITCHEN TO BUTLERS PANTRY

FLOORING

- HARDWOOD FLOORS THE ENTIRE FIRST FLOOR (EXCEPT MUD ROOM), 4" WIDE RED OAK, #1 OR SELECT, FINISHED IN PLACE
- HARDWOOD FLOORS IN MASTER BR, MASTER CLOSETS, 2ND FLOOR HALLWAY AND ALL SECOND FLOOR BEDROOMS
- RED OAK 4" PLANKS #1 OR SELECT

- STAINED STAIRCASE (RED OAK) W/PAINTED RISERS & STRINGERS
- CERAMIC TILE BUILDER LINE SELECTION 12X12 FLOORS IN ALL BATHROOMS, MUD ROOM, MUD ROOM CLOSET, LAUNDRY ROOM, SMALL SECTION AT REAR WALK OUT DOOR IN FINISHED BASEMENT, WET BAR AREA AND SECTION IN FRONT BAR AT STOOL SEATING AREA
- CERAMIC TILE BUILDER LINE SELECTION IN ALL SHOWER AREAS TO CEILING * LAUNDRY ROOM, LOWER LEVEL WET BAR AREA AND AREAS NOTED ABOVE TO RECEIVING HARDWOOD FLOORS

BATHS

- ALL SECONDARY 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 MEMIRE TOILETS IN POWDER ROOM AND MASTER BATHROOM
- KOHLER ALTEO 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

LIGHTING & OTHER FEATURES

- ALL BEDROOMS, MASTER BEDROOM, FAMILY ROOM, AND THIRD LEVEL FINISHED ATTIC 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, BEDROOM AND FULL BATH WITH SAME FEATURES AS ABOVE BATHROOMS, GRANITE TOP (LEVELS #1 OR #2) WETBAR BASE CABINET DESIGN WITH UNDER CABINET SUMMIT (OR SIMILAR) WINE ROOM (CUSTOM WINE RACKS AND TEMP CONTROL UNIT IS OPTIONAL), OPEN AREA THEATER SPACE PREWIRED FOR THEATER (EQUIPMENT PROJECTOR ETC IS OPTIONAL)

BUILDER TRIM PACKAGE INCLUDE:

- 3 PIECE COVE MOULD: FOYER, LIVING ROOM, DINING ROOM, HALLWAYS, STUDY, POWDER ROOM AND FAMILY ROOM, FINISHED LOWER LEVEL COMMON AREAS AND ALL BEDROOMS CHAIR RAIL AND SHADOW BOX BELOW IN LIVING ROOM AND DINING ROOM ALL CLOSETS TO RECEIVE PAINTED MASONITE WOOD SHELVES AND SHOE RACKS, CUBBIE BENCHES WITH BOXES BELOW IN MUD ROOM
- PAINT S PRIMER COAT AND 2 ADDED COATS SPRAYED, FLAT LATEX WITH HIGH GLOSS ON ALL TRIM AND DOORS, SHERWIN WILLIAMS WITH CUSTOM COLORS ON ALL WALLS AND A DIFFERENT SAME COLOR ON ALL CEILINGS (TYP WHITE)
- 3 PREFAB GAS FIREPLACES WITH BLOWER IN MASTER BEDROOM, FAMILY ROOM AND FINISHED BASEMENT, BOTH WITH SUPPLIER SELCTION WOOD MANTELS AND GRANITE OR MARBLE SURROUNDS

HVAC

CARRIER 2 ZONED GAS HEAT, ELECTRIC A/C SYSTEM WITH HUMIDIFIER ON LOWER UNIT. 92% FURNACE IN BASEMENT & MAIN FLOOR. 80% FURNACE ON 2ND & 3RD FLOOR. 3RD FLOOR TO HAVE SEPARATE DAMPER AND TEMPERTURE CONTROL

PLUMBING FEATURES

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

CABINET COLORS

KITCHEN ISLAND, MASTER BATHROOM AND BUTLERS PANTRY WILL BE GRAY, POWDER ROOM WILL BE EXPRESSO, MUDROOM AND LAUNDRY ROOM WHITE