

FEATURES & FINISHES

The following features are included in the Single Family Home at 717 Miller Avenue in Great Falls, VA. List is subject to final revisions by developer and future client and not inclusive of all items.

EXTERIOR DESIGN

- Designed by James McDonald Architects, winners of the 2016 and 2017 GALA “Home of the Year”
- Brick front and (4) sides brick to grade water table
- Oversized Two Car Garage Parking with E-Car Charging Ports.
- 9’ Wide Garage Doors with Chamberlain Smart Motor.
- Professionally Designed Landscaped Front and .25 Acre Rear Yard
- Flagstone Front Staircase and Porch
- Flagstone Rear Patio with Natural Gas BBQ hook up.
- James Hardie Siding, Trim, Fascia and Soffits
- 8’ Wide Basement Areaway Stairs to Exterior
- Asphalt Driveway and Front Walk
- LED Accent Lighting at Front Entrance and Garage
- Exterior Electrical Outlets, Low Voltage Junction Boxes and Hose Bibs
- 30-Year Architectural Roof Shingles
- Marvin Integrity Series Wood / Clad Windows with Low-E Glass
- Oversize aluminum gutters with leaf guards.
- Five Bedroom conventional gravity septic system
- Well with upgraded pump system and auto backwash canister filtration system / softener
- Interior and exterior foundation drain system with sump pump

INTERIOR DESIGN

- Over 6000 finished square feet on three levels
- 9’ Basement, 10’ First and 9’ Second Floor Ceiling Height
- Five Bedrooms, each with Full Bathroom and Walk-In Closet
- Owner’s Suite features 13’ Vaulted Ceiling, His / Hers Walk-In Closets and optional Morning Coffee Bar
- Owner’s Bathroom features 10’6” Coffered Ceiling, His and Her’s Vanities, Large Built-In Soaking Tub

- and Two-Person Shower. Radiant Heated Floor with Programmable Thermostat
- Main Level Library / Office including a Full Bathroom, Closet, and Built-In Shelving.
- Kitchen features Breakfast Nook, Oversized Island with Seating and Chef’s Grade Appliances and Cabinets
- Butler’s Pantry with Wine Storage, Sink and Dishwasher
- Mud Room with Coat Closet, Custom Built-In Cabinetry and Electronics Station.
- Hardwood Floors: Hand finished Red Oak in Foyer, Living Room, Library / Office, Family Room, Kitchen and Butler’s Pantry. Owner’s Bedroom and Hallway
- Mohawk SmartStrand Carpet in Basement and Bedrooms 2, 3 and 4
- Staircase: Hand finished Oak Stairs and Handrails with Painted Risers
- Italian Marble and Ceramic Tile
- Coffered Ceiling in Family Room with 48” Fireplace and Built-In Cabinetry
- Full Laundry on Second Floor
- High end Plumbing and Electrical fixtures throughout (LED Recessed Lighting)
- Multi-piece Crown Molding, Wall Paneling, and Baseboards
- Solid Interior Doors, 8’ on Main Level and 7’ in Upper / Lower levels

ENERGY EFFICIENT DESIGN

- Energy efficient furnace; two zones with programmable wireless thermostats
- High efficiency 75 gallon, quick recovery gas hot water heater
- Insulation includes 2 part foam air sealing and cellulose insulation
- Energy star rated Marvin windows and doors

HOME WARRANTY FEATURES

- Pre-Drywall Homeowner Orientation (If Applicable)
- Pre-Settlement Homeowner Orientation
- 60-Day Post Closing Customer Service Visit and 1 Year Inspection for Drywall and Landscaping
- 2-10 Structural and Finish Home Warranty
- Extended Warranty for HVAC Systems