

3721 RESERVOIR ROAD, NW
Lot 0847 Square 1307

Welcome to this completely renovated new home in historic Burleith, only footsteps away from Georgetown, with all its shops, restaurants and history. This home features four levels with 5 bedrooms, 4-1/2 baths, a third floor balcony and over 3600 sq ft of living space. Features include a large gourmet kitchen with banquette seating, a kitchenette in the spacious basement rec room, and an extensive use of custom mouldings, tile and stone work through out the house. And if the need ever arises, the house has been framed with an interior vertical shaft so that an elevator, which can serve all four levels, can easily be installed.

LIST OF FEATURES

WINDOWS/DOORS

All windows, sliding glass doors, French doors and Front door are double paned insulated glass w/ prefinished aluminum clad exterior for maintenance free care.

ROOFING

60 mil TPO membrane roof on main roof of the house.
Front balcony has synthetic decking tiles on pedestals over TPO membrane roof.
The historic slate mansard roof in front has been repaired and refurbished with original slate roofing.

HEATING AND AIR CONDITIONING

A total of 4 zones using high efficiency Carrier "Infinity" heating and cooling systems. The basement unit is a high efficiency gas direct vent furnace with electric air conditioning. First floor and basement are zoned together. The third floor unit is a high efficiency electric heat pump with zone controls. Master bedroom on second floor is zoned separately, second floor hallway and bedroom zoned separately, and third floor is zoned separately.
High efficiency media air filters on both systems
Fan powered humidifiers on both systems

PLUMBING

New 1" copper type k water service installed from street to house.
75 gallon high efficiency direct vent gas hot water heater.
All vertical drain pipes running between floors are cast iron for quieter water flow.
All other DWV piping is PVC
Synthetic water piping (PEX) throughout the house for quieter water distribution.
Two hose bibs (front and back)

ELECTRICAL

Electric service is provided by 200 amp main breaker service.

All wire is copper except for service entry cable.

All recess lighting is LED, all switches and receptacles are Decora (or equal).

Designer light fixtures on interior and exterior of house

Under wall cabinet lighting and plug mould in kitchen for clean, designer look
backsplash

LOW VOLTAGE WIRING

Honeywell Vista (or equal) Security System with 3 keypad controls, with contact, sensors and glass breaks at all exterior doors and windows on basement and first floor levels. Security system also includes whole house fire monitoring.

Video surveillance system with cameras at front and rear of house. Security system and video cameras can be accessed remotely thru apps on your cell phone or tablet.

Complete whole house structured wiring for internet, phone, and cable

All above electronics provided by N&D Security with 1 year monitoring included

INSULATION

Exterior walls to receive fiberglass batt insulation. R-15 at existing walls and R-19 in new addition walls (including third floor).

R-49 open cell foam insulation in attic on roof line for conditioned attic space.

Air control foam and caulking to seal around windows and doors to and all penetrations in the thermal envelope.

Plus tyvek wrap on new exterior walls to reduce air infiltration.

FLOORING

5" select red oak plank flooring throughout the first, second, and third floor areas sanded in place with custom stain and polyurethane finish.

Oak staircase from the lower level up to the third floor.

The lower level flooring is Novalys, Serenbe, eco-friendly, commercial grade, luxury vinyl tile

INTERIOR DOORS AND MOULDINGS

Interior doors are raised panel solid core doors.

Doors and windows have 3-1/2" Adams casing with plinth blocks on first floor. 1x8 with base cap throughout the first floor. 6" moulded base throughout the rest of the house.

Cove style crown moulding through out the house.

Other custom millwork includes paneled walls in stairway and kitchen, beamed living room ceiling, desk nook on first floor, and platform bed and shelving in basement.

CABINETRY AND COUNTERTOPS

Kitchen, kitchenette and bathroom vanities are all custom made for Hanlon Design Build. All cabinets have finished interiors, full extension soft close glides and decorator hardware.

All countertops and vanity tops are quartz stone as is the full height backsplash in the kitchen.

CERAMIC TILE

All tile work in master bathroom and secondary bathrooms on the second, third, and basement levels are porcelain and ceramic.

The ceilings of all showers and tubs are tiled.

APPLIANCES

In kitchen

Sub Zero 42" wide French door refrigerator with bottom freezer drawer with icemaker

Wolf 48" dual fuel Pro Range, 6 burners with griddle and double ovens in stainless steel

Asko 24" dishwasher with hidden controls and third tray.

Sharp 24" microwave drawer with tilt out controls in stainless steel.

In kitchenette

U-Line 24" under counter refrigerator with glass door

Sharp 24" microwave drawer with tilt out controls in stainless steel.

HARDWARE

Glass shower doors at all showers. Frameless shower door at the master bath.

Designer Emtek door hardware in Satin brass finish.

EXTERIOR WALL FINISHES

Cement based stucco on metal lath on front first floor wall.
Hardie plank lap siding and panels in other locations.

EXTERIOR FEATURES

Flagstone walkway and steps in front yard with post lamp
Newly sodded front yard with mature plantings and flagstone seating area
Flagstone front entry stoop
Rear deck off of kitchen
Two car paver parking pad in rear
Juliet style balconies on rear of house at second and third floor bedrooms