

Home Summary

7600 Massena Road, Bethesda MD 20817



Lifestyle

Neighborhood

The home is in the Cohasset community inside the I-495 beltway in Bethesda, located between the Holton-Arms School and Landon Prep. The Red Line Metro NIH/Walter Reed Medical Center stop, and downtown Bethesda are within a 10-minute drive. I-495, I-270 and Washington DC are quickly accessed via River Road.

Schools

The property is in the highly rated Montgomery County public school district. The elementary school is Burning Tree Elementary, the middle school is Thomas W. Pyle, and the high school is Walt Whitman. The property is also within daily driving distance of many private schools in Maryland and Washington, D.C. including St. Andrews, Bullis, Norwood, Woods Academy, Charles E. Smith, Holton-Arms, Landon, Washington Episcopal, Georgetown Prep, Stone Ridge, Georgetown Day, St. Albans, National Cathedral School, Maret, Blessed Sacrament, St. Johns College, Georgetown Visitation, the Lab School, St. Patrick's, National Presbyterian School, and Gonzaga. Montgomery College, American University, Catholic University, University of Maryland, George Washington University, and Georgetown are also nearby.

Main Level

This level features an open concept design a large formal dining room, flex room, powder room, walk-in pantry, and a large kitchen with an island that overlooks an informal great room, and which opens to a large, covered deck in the rear yard. A guest room with an on-suite full bathroom is tucked away on the rear of the home, off a secondary hallway. A mudroom with a pantry and closet leads to the 2-car garage equipped with an EV charging receptacle.

Upper Level

The upper-level features an opulent, primary owner suite with a spa-like bathroom and large walk-in closet featuring California Closets. Three (3) secondary bedrooms, each with its own on-suite bath, are also included with an open "family loft." A convenient second floor laundry room features a sink and storage cabinets.

Lower Level

The lower level features a full walkout to the rear yard with large glass doors and full-size windows and a 6th bedroom with an on-suite full bathroom that is ideal for guests or an au-pair. The open recreation room and play area with a wet bar can accommodate a host of uses such as a second family room, billiard table, or home theater. A double glass door leads to an expansive exercise room that receives light from the walkout windows and doors. Unfinished mechanical areas provide ample storage opportunity.



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Yard The property is generously sized corner homesite with over 10,000 square feet and features a full walkout lower level leading to a large patio, ideal for entertaining and play. Oversized side yards offer enhanced privacy.

Exterior

Cladding Cement/composite horizontal, shake and stone, per plan. Composite Mira-Tech trim, PVC trim, or equal.

Front Porch Classically styled, covered porch with painted composite column and beaded vinyl ceiling.

Rear Deck and Patio Generously sized rear yard elevated, covered deck. Gas BBQ rough-in for future grill (grill and connection provided by homeowner) located on the lower concrete patio, near the walkout lower-level door.

Front Walk Flagstone walkway to front door.

Gutters Aluminum, seamless K-style, prefinished bronze color, per plan.

Exterior Paint Latex semi-gloss on trim.

Roof Fiberglass composite, “Old English Pewter” color, architectural 30-year Tamko or equal, per plan.

Hose Bibs Three (3) exterior frost-free hose bibs (front, inside garage and at lower walkout level).

Electric Outlets Three (3) weatherproof electric outlets at front porch, rear of rear deck, and near lower-level walkout door, per plan.

Front Door Therma-Tru Fiberglass insulated, field finished, per plan with Schlage electronic keypad lockset, per plan.

Garage Two-car, front entry garage with insulated steel overhead door with automatic garage door opener and two remotes.

Driveway Concrete, broom finish.

Yard Sod, mulch, and landscaping, per plan.



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Fence	Abutting privacy fence in rear yard.
Foundation Finish	Stone veneer on front, painted brick imprinted cast-in-place concrete on all other foundation walls.

Construction Specifications

Foundation	Cast-in-place, steel reinforced concrete, bituminous damp-proofing spray per plan.
Foundation Drainage	Interior drain tile and premium exterior drain board to daylight, per engineering plan (no sump pump due to full walkout condition).
Structural Beams	Structural steel beams (grouted and welded) and micro-lam engineered wood beams, per engineering design.
Floor System	14" engineered I-joist with 3/4" (nominal) high-wax content subfloor, glued and screwed.
Framing	Panelized walls, fabricated in a climate controlled, indoor manufacturing facility. 2x6 exterior walls and 2x4 interior walls, per plan, with 7/16" exterior sheathing sealed with house-wrap.
Roof System	Engineered roof truss system with 7/16" OSB sheathing.
Electrical System	Four Hundred (400) AMP service. Pre-wire for electric car charger (car charger provided by homeowner). Hardwire smoke and carbon monoxide detectors, per plan.
Fire Sprinkler System	Fire sprinkler system, per design.
Plumbing System	CPVC domestic water supply lines, PVC waste lines. 75-gallon, natural gas power-vented hot water heater.
HVAC System	Dual zone, natural gas high-efficiency with 16 SEER air conditioning.
Low Voltage Wiring	Two CAT6 pre-wires for wireless access point. Three TV pre-wire bundles (HDMI, RG6 coax, CAT6 located in family room, basement rec room and primary bedroom). All wireless routers, wireless access points, telecommunications equipment, audio equipment and similar technology devices and installation provided



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by homeowner. Security system installation and activation/monitoring by homeowner with third party security provider.

Windows

Andersen 100 Series Fibrex, single hung with double-pane, argon gas filled glass and low-e coating. Grills between glass, design per plan. White exterior, white interior finish. Half screens on all single hung windows.

Insulation

Ceilings

R49 cellulose in truss areas, R38 fiberglass in sloped conditions.

Exterior Walls

R21 fiberglass.

Cold Floors

Open cell spray foam (R38 equivalent).

Ring Joists

Open cell spray foam (R21 equivalent).

Basement Walls

R13 fiberglass in finished areas, R11 in unfinished areas.

Air-Seal

Caulk at framing panel joints, chink and foam at windows.

Garage Exterior Walls

R19 fiberglass.

Sound Dampening

Sound dampening rock wool insulation in select locations around laundry room, baths and primary bedroom walls.

Interior Millwork

Interior Doors

Solid stile and rail with solid panel, Shaker-style with ovolo sticking, pre-hung split jamb doors with satin brass hinges.

Trim

Adams Casing (WM-97) 3.5", Hooked Ogee Base (WM-163E) 11/16 x 5.25", Crown 5.25" (LWM-45) molding, per plan. Crown molding located in all first-floor rooms (other than pantry, closets), second floor hallway, primary bedroom suite #1. Wainscotting trim in dining room and main level hallway, per plan.

Stairs

Painted newel posts and balusters, stained oak handrails. Stained oak treads and painted risers.



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Cabinets	Merrilat Autograph Collection, 5-piece drawer style with dovetail joints and cushion close in kitchen and wet bar areas. Sliding lower shelves, per design.
Primary Bedroom Closets	Large walk-in closet featuring California Closet system in white finish with limited lifetime California Closet guarantee.
Mudroom	Built-In bench and wall paneling with coat hooks. Large walk-in closet.
Hardware	Schlage door hardware in polished chrome (silver color) finish.

Appliances, Counters, Fixture and Bath Accessories

Refrigerator/Freezer	GE Monogram 42”.
Dual Fuel Range	GE Monogram, 6-burner natural gas.
Ovens	GE Monogram convection wall oven and 240V Advantium speed-cook wall oven.
Hood Fan	GE Monogram 36” wide with exterior venting.
Wet Bar Beverage Center	GE Monogram.
Dishwasher	GE Monogram.
Washer/Dryer	GE front load style, white finish (electric dryer).
Fireplace	Direct vent, natural gas fireplace with slate surround and hearth in family room with remote control.
Countertops	Quartz with eased edges in kitchens, baths, and laundry.
Backsplash	Marble with brass inset in kitchen.
Plumbing Fixtures	Kohler Purist polished chrome color in baths and Brizo luxe gold color in powder room and kitchen. Kohler toilets and sinks, white color.
Lighting Fixtures	Kichler and Savoy House, style and finish per plans. Recessed 4” lighting throughout, per plans. Energy efficient, LED bulbs.



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Vanity Mirrors	Framed mirrors with polished chrome finish, over vanities, in secondary baths. Gold tone framed in primary bath #1.
Sinks	Elkay stainless steel at laundry room. Kohler farmhouse style cast-iron in kitchen, Kohler undermount in baths, all white color.
Bath Accessories	Kohler Purist towel bars and toilet tissue paper holders, polished chrome color. Brizo luxe gold color in powder room.
Closet Shelves	Ventilated, coated metal shelving with super-slide in secondary bedroom closets.

Flooring

Finished Basement	LVP.
Mechanical/Unfinished Rooms	Painted concrete or unfinished subfloor, per plan.
Mudroom, Secondary Baths, Laundry	12x24 porcelain tile with Schluter Ditra matting substrate, typical.
Primary Bath	12x24 porcelain tile with Schluter Ditra matting substrate.
Entire First Floor, Second Floor Hallway and Primary Bedroom and Primary WIC	Premium 4" wide, solid red oak field finished in Rustic Beige color with premium water-based sealer.
Family Loft, All 2nd Floor Bedrooms and WICs	Premium 4" wide, solid red oak field finished in Rustic Beige color with premium water-based sealer.
Unfinished Basement	Concrete, painted.
Garage	Concrete.

