



Features and Materials List

3113 Circle Hill Road
Alexandria, VA 22305



Exterior*

Provia Sage Gray PrecisionFit Stone, Sagiper Monument Oak Trim & Hardy Panel Siding
CertainTeed Roofing Landmark Shingles
Black Casement Windows; Low-E Energy Star Glass ComforTech DLA-UV with Double Strength Glass
Signet Cherry Fiberglass Exterior Entry Door By ProVia—Black Ball Bearing Hinges and Security Plate
Walkout Basement With Tempered black Sliding Glass Door
Covered 14' X 18' Rear Patio Provided With A Gas Line: Can Be Converted To A Sunroom
Main Level Deck With Fiberon Good Life Composite Decking With Metal Railing
Haylen Exterior Flood Lighting & Custom Landscaping
Designer exterior lighting in the front and back of the house.
A Long and Wide driveway that provides plenty of room to park four or more cars comfortably

Interior

Grade 3/4 X 5" Red Oak Floors On The Main And Second Levels
Floating Staircase With 48" X 12" X 4" Red Oak Treads with Craftsman Railings.
Direct Vent Gas Fireplace With a Passive Heat, Touchscreen Remote Control and Elegant Surround
Craftsman Door Trim And Windows Casings
6" Baseboard Throughout
96' Solid Interior Doors On Main Level & Matte Black Door Hardware Throughout
GE Washer/Dryer And Sink In Laundry Room
Decora Switches and Outlets Throughout
2 Main Electrical Panels each provide 200 Amp
EV Charger Outlet In Garage
Ceiling Fan Pre-Wire For All Six Bedrooms
150 Recessed Lights Installed!
Security System With Color Touchscreen Keypadselect
Network Package: Ubiquity Access Point On Each Floor; TV Network Outlet For Each Room; CAT6 Cabling Throughout For Optimal Signal Quality; 2 Drops Per Bedroom
Sound System Throughout main areas with multiple Zones and Resources.
Theater Room With Built-In Step Seating & Prewired For Data And Projection
Lower Level Wet Bar With Rival® Sink Faucet And Led Lights

Kitchen

Waypoint Solid Wood Cabinets, Under Mount Glides, Soft Close Drawer/Door Feature
Quartz Countertops And Backsplash
48" x 100" Island with 12" Overhang And Large Single Bowl Under Mount Sink
Thermador Stainless-Steel Appliances Including:
Refrigerator (19.4 Cu 36 x 82"), 36" Gas Cooktop, Hidden Range Hood With A Make-Up Air System For Balance Air Pressure, 1000 CFM Integral Blower, 36" Professional Series Stainless Steel Custom Hood Insert, Double Oven Or Oven/Microwave Combo, Dishwasher
High End Wine Cooler
Kohler - Sous Pro-Style Single Handle Pull Down Sprayer Faucet In Matte Black
Kohler Wall-Mount Pot Filler Over The Stove
Island Pendant Lights - Trivon 8 - Light Dimmable Linear Kitchen Island Chandelier



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COMPASS

Master Bathroom

Forevermark Double Sink Hardwood Vanity With Luxurious Stone Countertops

Soaking Tub Surround With Listello Accent Tile

Elongated Kohler Commode

Kohler Cursiva Single Handle Single Hole Bathroom Faucet In Matte Black

Tarbes 67 In. Acrylic Flatbottom Freestanding Bathtub

7 Kohler Shower Fixtures (10" Rain Shower, 3 Body Sprayers, Two-Function Hand Shower, 2 Shower Heads)

Two Kohler - Antham Controllers With Modern And Minimalist Design

En' Suite Bathrooms Will Include

Corley 36" Weathered Tan Vanity With Stone Top

Agostini 36" Vanity With Resin Top

Arv 30" Wall Mount Single Bathroom Vanity Set With Ceramic Sink Top

Kohler - Cursiva 8 In. Widespread 2-Handle Bathroom Faucet In Matte Black

Kohler Taut Single-Handle Single-Hole Bathroom Faucet In Polished Chrome

Parallel® Single-Function Showerhead Faucet (In Two Baths)

Shift®+ Square Two-Function Handheld Shower (2.5 Gallons Per Minute)

Kohler - Cursiva Single Handle Single Hole Bathroom Faucet In Matte Black

Kohler Elmbrook 60 In. X 30.25 In. Soaking Bathtub With Left-Hand Drain In White

Powder Room

Clustered Pendant Lighting, Adding Elegance And Radiance

Quartz Vanity And Vessel

Tarryton 22" Specialty Granite Vessel Sink And Tone™ Tall Vanity Faucet

Mail Leve Bedroom/Office Bathroom

Rydal 36 In. Single Sink Vanity In Spiced Walnut With Black Sintered Stone Top

Kohler Cursiva 8 In. Widespread 2-Handle Bathroom Faucet In Matte Black

Rotating Showerhead And Handshower Set In Matte Black

30" Bathroom Vanity In Blue

Kohler Brushed Brass Claro Dual Wall-Mount & Handheld Shower Heads

Additional Features

Insulation: R-49 In Attic, R-19 In Walls, R-13 In Basement Walls

House Wrap Seals Gaps & Penetrations In Exterior Walls)

Energy Star, Double Hung, Low-E, Argon Filled Windows

Dual Zone Heating & Air For The Basement And Main Floor; 90% Gas Furnace

14 Seer Heat Pump Heating & Air For The Second Floor

Direct Power Vent Gas Water Heater

Wayne-Dalton Insulated Garage Door

Wac Parallax 8 Light 55" Abstract Linear Pendant Dining Room Lights

* All materials are subject to change prior to entering into a contract for sale.