

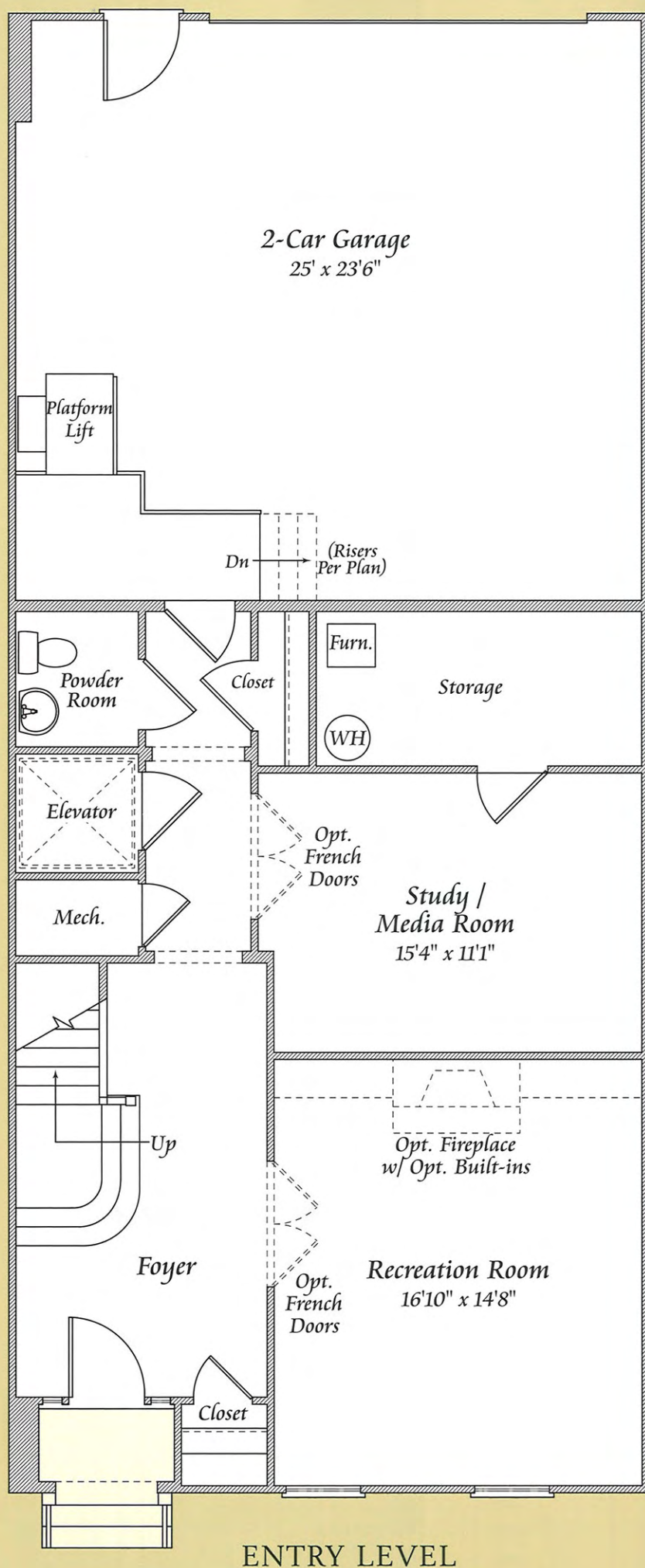
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*The Brownstones at*  
**PARK POTOMAC**

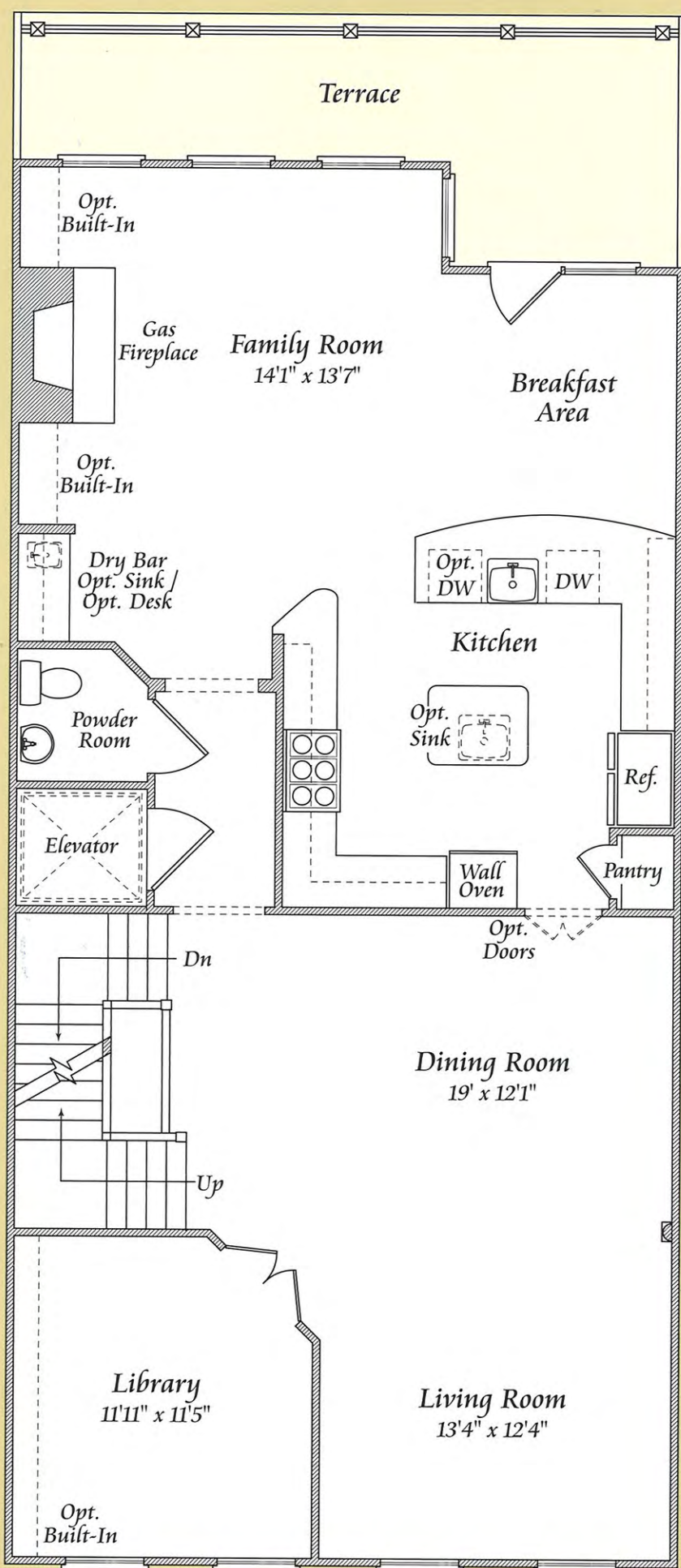
*The Berkeley*



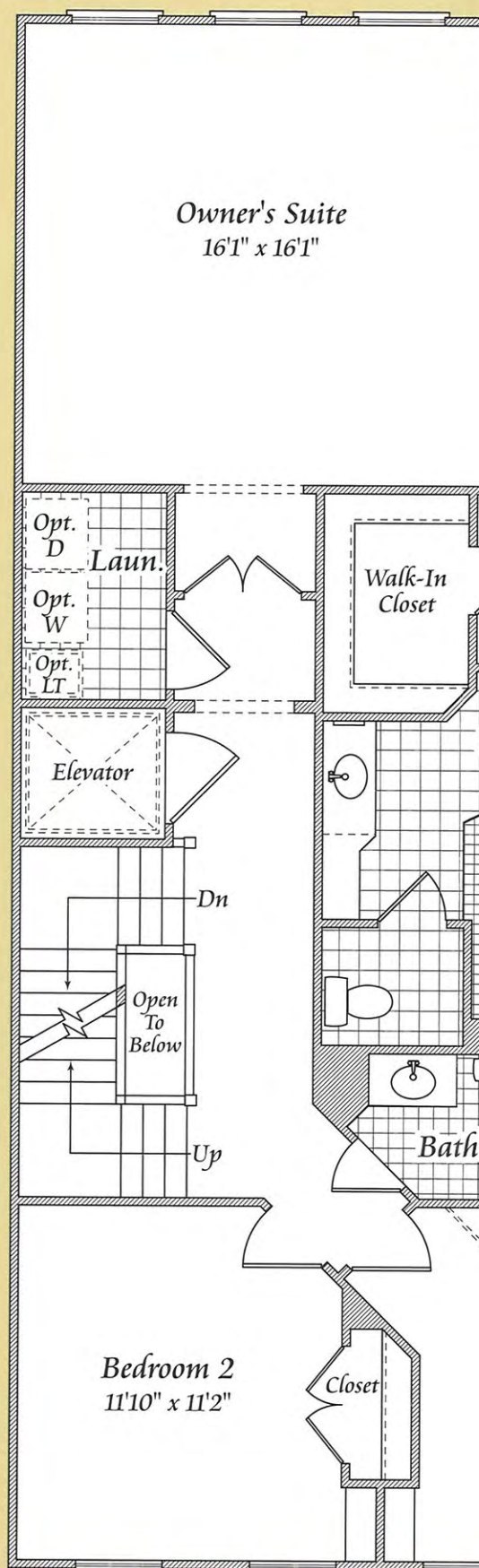
# The Berkeley

Large parties, intimate gatherings — there's room for both in your Brownstone. And preparing a meal your guests will rave about has never been so easy. Designed with the gourmet chef in mind, your kitchen features a fabulous six-burner Viking™ stove. The dining room creates the ideal atmosphere for celebrating your culinary creations in sheer elegance. But the piece-de-resistance here is your rooftop terrace, where you and your friends can share a bottle of fine wine, engaging conversation and the setting sun.

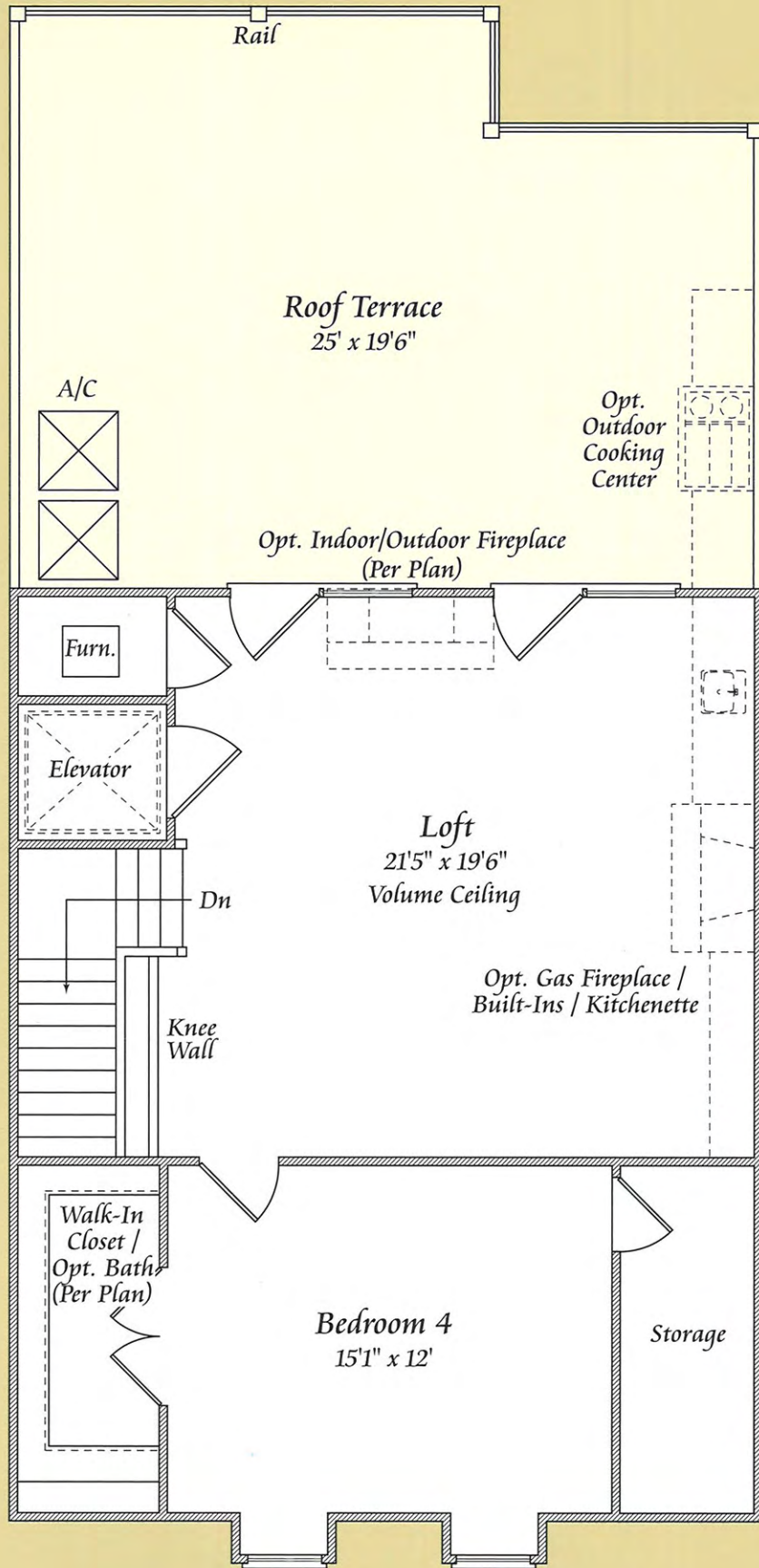
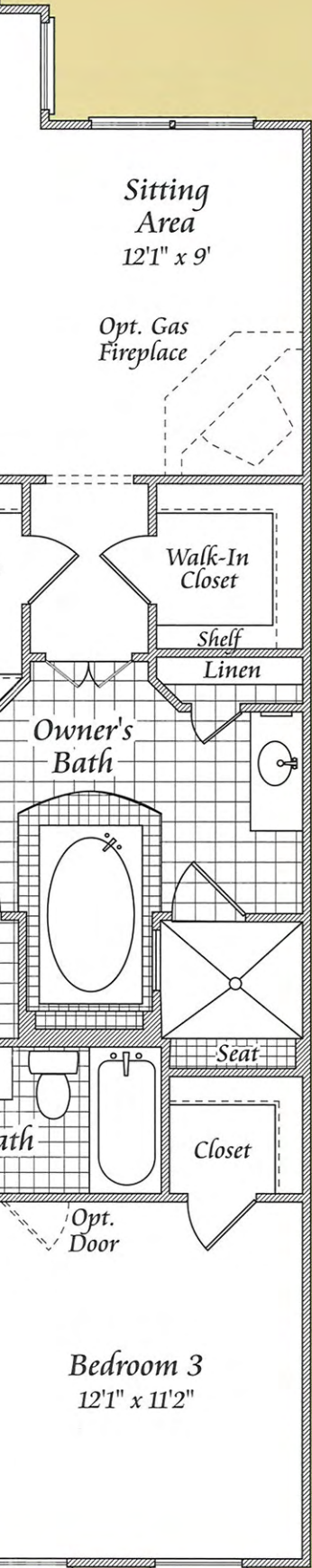




MAIN LEVEL



UPPER LEVEL



LEVEL

LOFT LEVEL

# The Berkeley

## LUXURY APPOINTMENTS

### EXTERIOR FEATURES

- Brownstone inspired exteriors with rich architectural details
- Oversized rooftop terrace
- Outdoor terrace off family room
- Two-car garage with 2 remotes and wireless keypad
- Double-hung, double-pane, simulated divided light wood windows
- Elegant entry stoop with brick walls and ornamental iron detailing
- Brick paved sidewalk and leadwalk
- Recessed front entry
- Half round aluminum gutters and round downspouts in bronze finish
- Professionally landscaped community open spaces and courtyards
- Community swimming pool and clubhouse

### INTERIOR APPOINTMENTS

- Four finished levels
- 3" wide hardwood floor planks in living room, dining room, library, kitchen, breakfast area, family room, and powder room
- Custom crafted crown molding in foyer, living room, dining room, and owner's suite
- 2-piece chair rail in dining room
- Oversized base molding and window trim
- Oversized door trim with plinth blocks
- Gas fireplace with remote control and choice of marble or granite surround in family room
- Oak staircase at entry level
- 2-panel, semi-solid, smooth finish doors with 8' heights on main level
- 10' ceilings on main level
- Advanced home wiring system for distribution of multi-media, fax, modem, and high-speed Internet access
- 2-tone interior paint
- Upgraded recessed lighting
- Security system
- Designer satin nickel lever door hardware
- Private elevator

### CHEF'S KITCHEN

- Designer cabinetry in stained maple finish with 42" upper cabinets, crown molding, and plywood dovetail drawers
- Granite countertops and backsplash
- 3" wide hardwood floor planks
- Viking™ 6-burner stove with stainless steel vent hood above
- Built-in KitchenAid™ wall oven and microwave/convection oven
- Built-in 42" side-by-side KitchenAid™ refrigerator with water and ice dispenser
- Multi-cycle insulated KitchenAid™ dishwasher with stainless steel interior and hidden control panel
- Undermount stainless steel single bowl sink with pullout spray faucet
- Upgraded recessed lighting
- Pantry storage
- Push-button garbage disposal

### LUXURIOUS BATHS

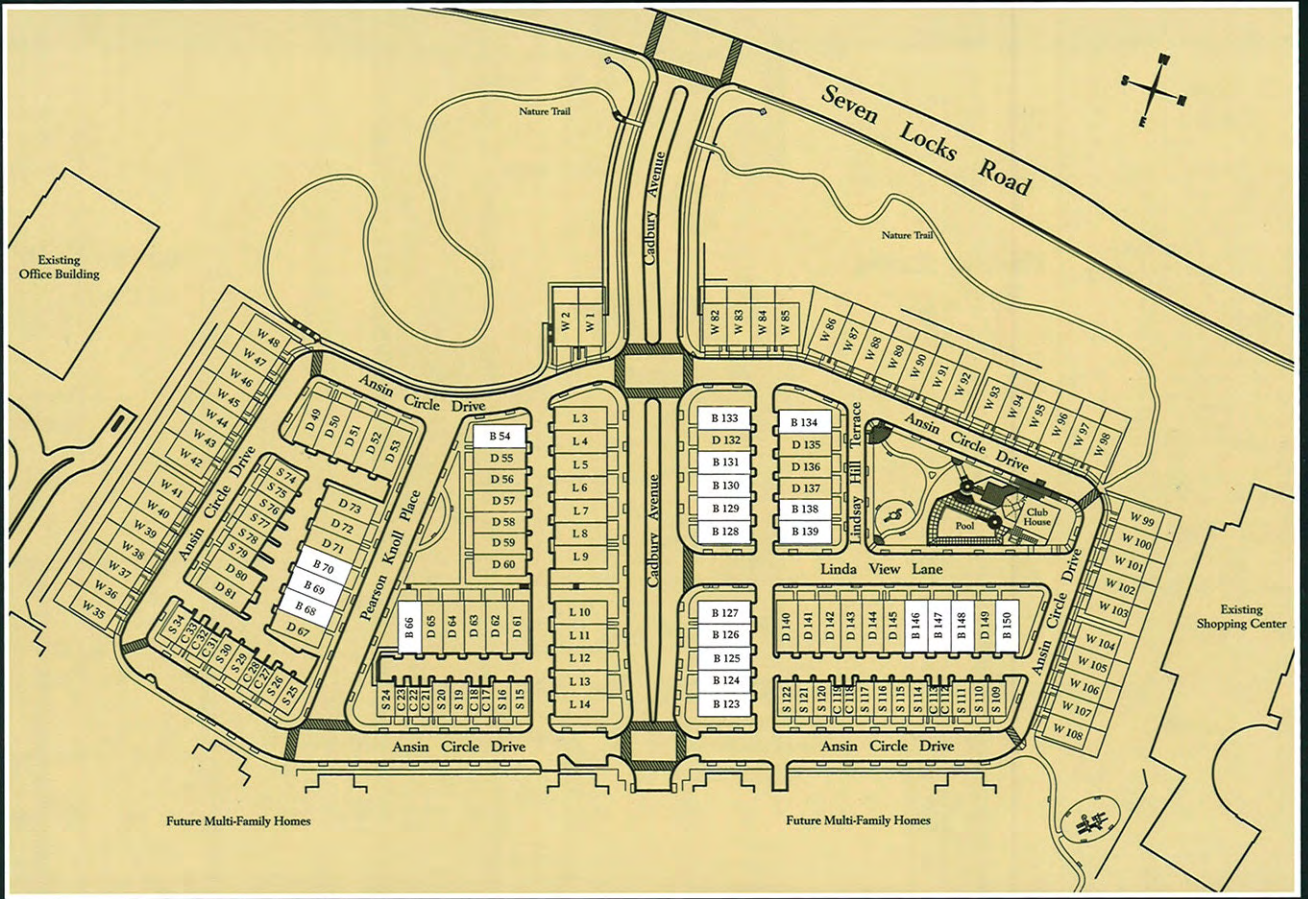
- Owner's bath includes:
  - 12" x 12" Ceramic tile laid diagonally
  - Soaking tub with jets and personal hand-shower
  - Double vanity with granite countertop and drop in sinks
  - Separate shower with frameless glass enclosure and ceramic tile base
- 6" x 6" ceramic tile in secondary baths
- Cultured marble vanity tops
- Elongated water closets
- Chrome Kohler™ faucets
- Kohler™ pedestal sink in powder room

### QUALITY CONSTRUCTION & SAFETY FEATURES

- Engineered wall system
- Engineered floor system
- CPVC piping
- Insulated party wall system
- Fire sprinkler system
- Brick exterior
- 2-10 Home Buyer's Warranty™
- Pre-construction meeting
- Pre-drywall walkthrough
- Pre-settlement orientation

### ENERGY EFFICIENCY

- Energy efficient two-zone heating and cooling with gas heat on main zone and heat pump on secondary zone
- House wrap and energy seal package
- 80-gallon electric water heater
- Insulation specifications include:
  - R38 insulation in roof
  - R13 insulation in exterior walls
- Insulated garage door
- Double-pane simulated divided light windows



  
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**PARK POTOMAC**

POTOMAC, MARYLAND

THE NEIGHBORHOODS OF



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