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*The Brownstones at*  
**PARK POTOMAC**

*The Lincoln*





# The Lincoln

## 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

*Granite*

- Four finished levels
- 3" wide hardwood floor planks in living room, dining room, 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

### 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

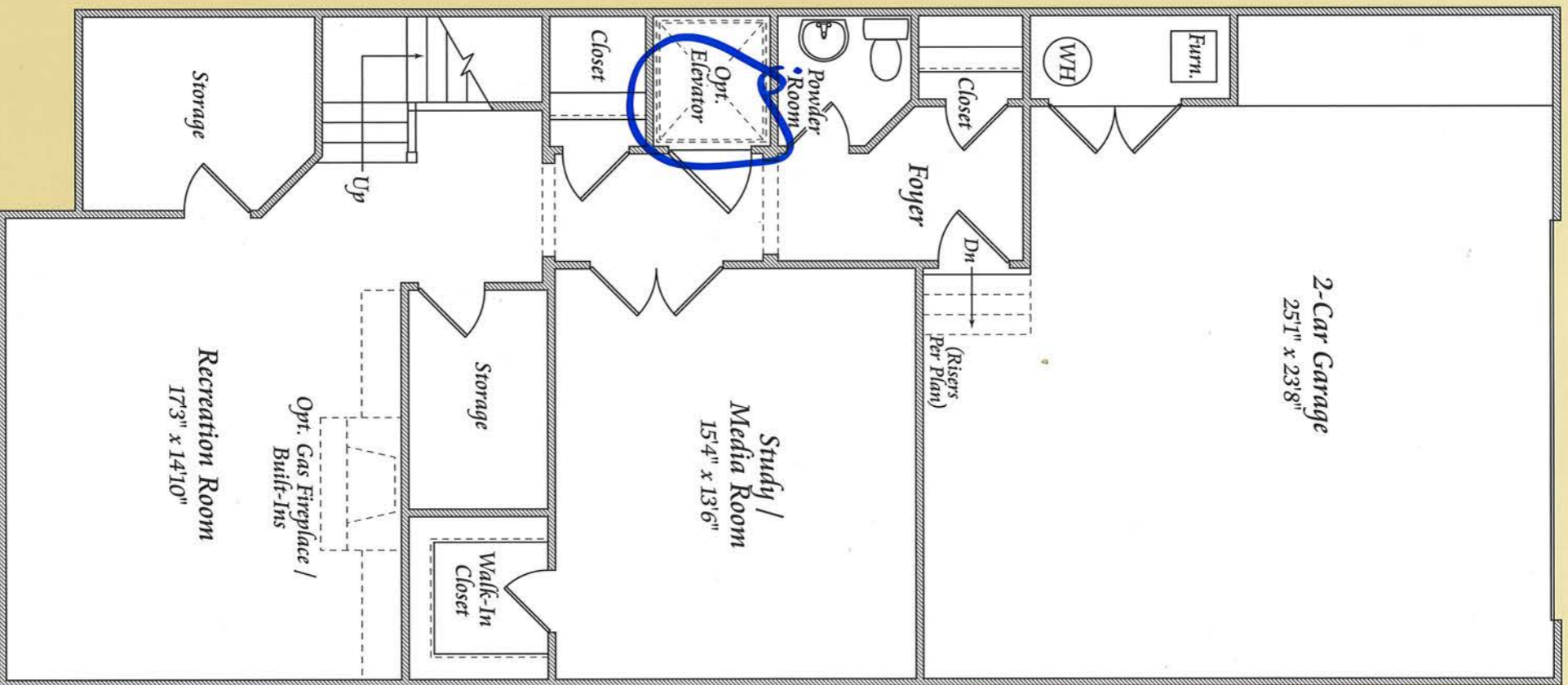
### ENERGY EFFICIENCY

- 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

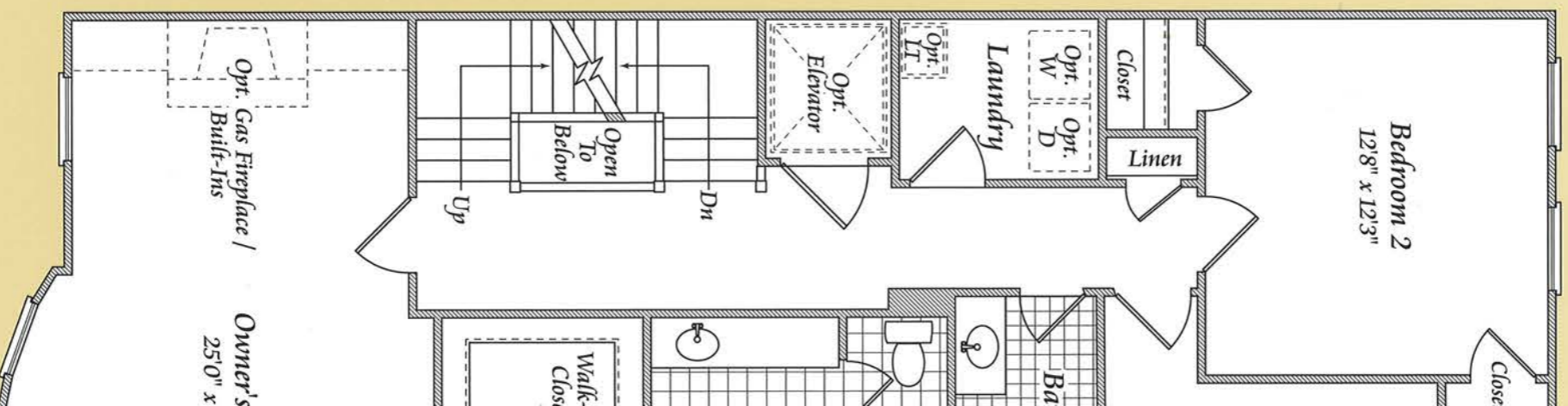
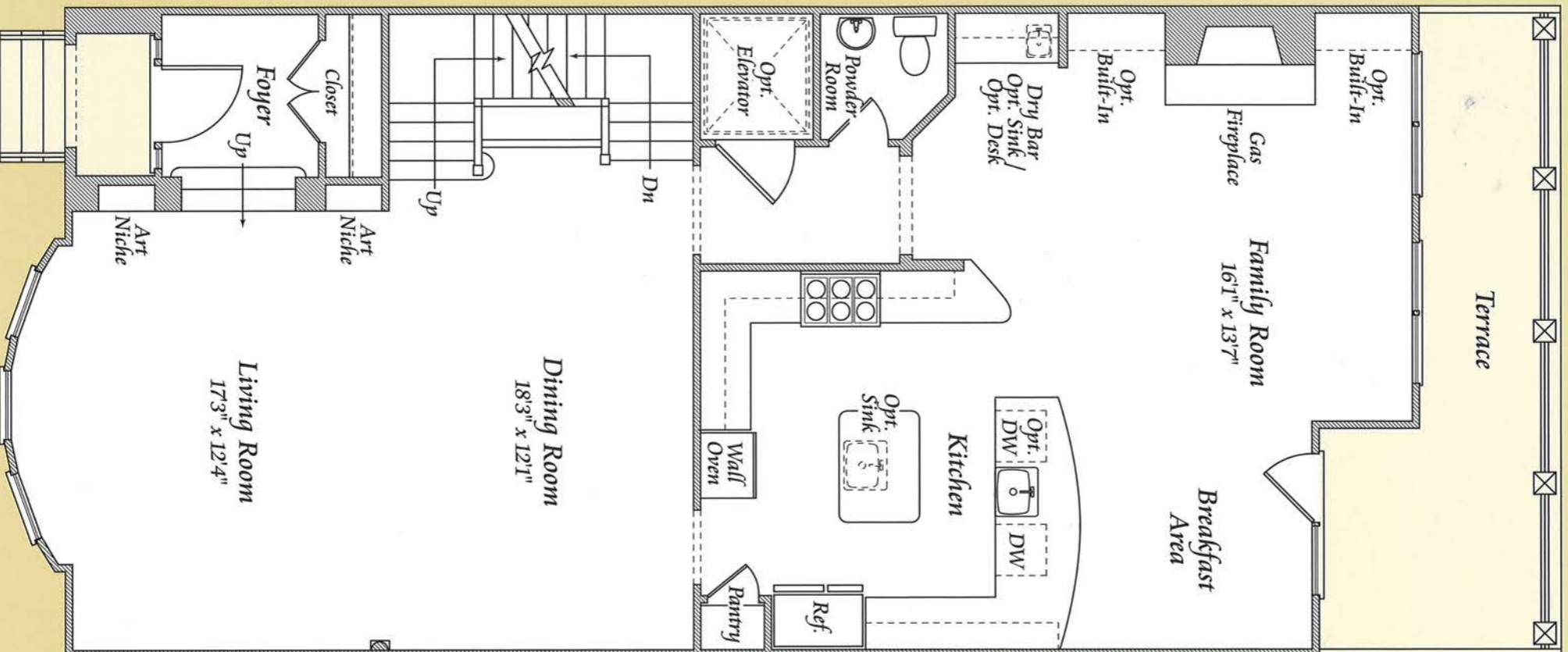


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Your Brownstones home elevates the "lower level" to new heights. On damp, wintry days, you can stay warm by entering directly from your two-car garage. But this is no ordinary back door: You'll be greeted by a lovely foyer featuring its own closet, powder room and plenty of space for your decorative touches. And thanks to your very own study, your favorite book has never been so pleasurable. Not into reading? Then create a high-tech media room to thrill family members and guests alike. Your lower level also comes with a large recreation room, vast storage areas, and an optional elevator to quickly transport you to your upper floors in style.



LOWER LEVEL

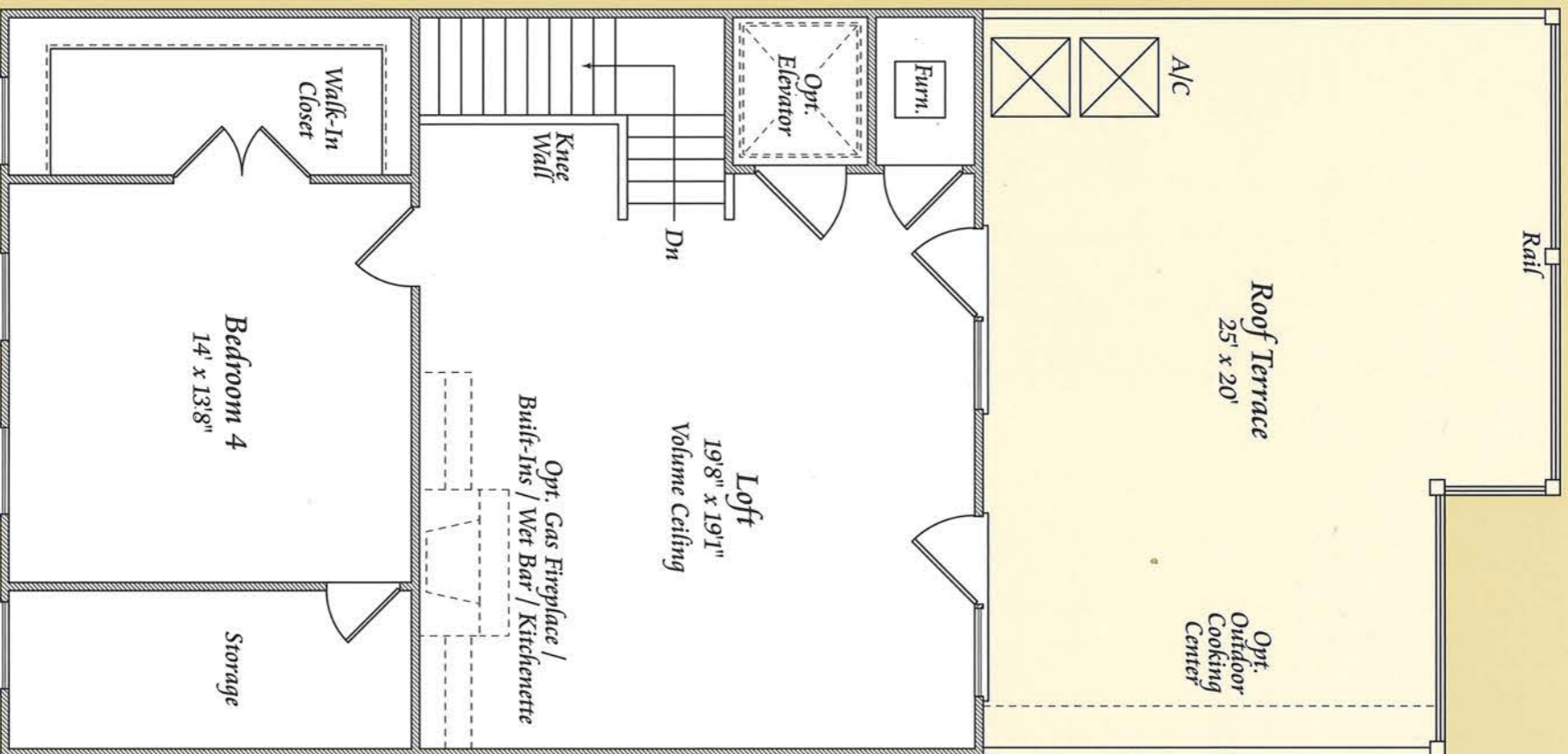
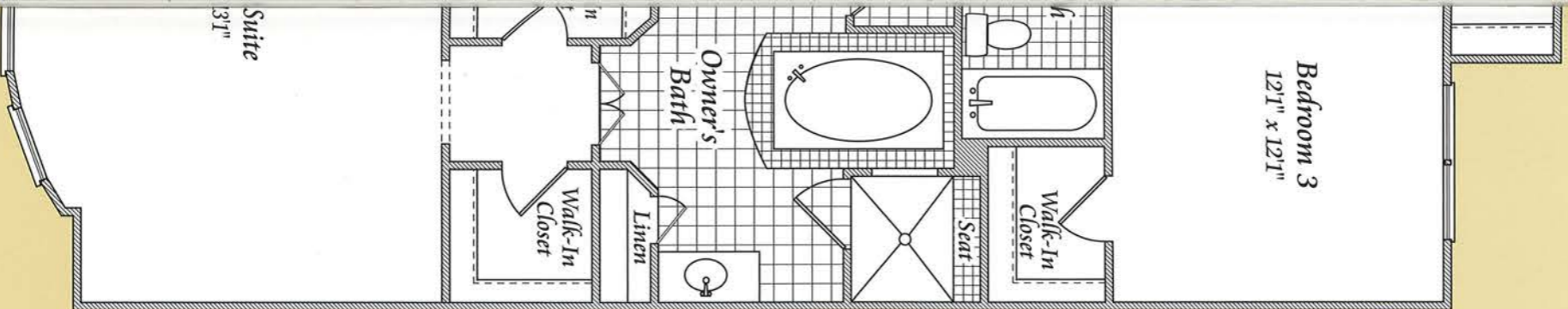


Owner's Suite Location



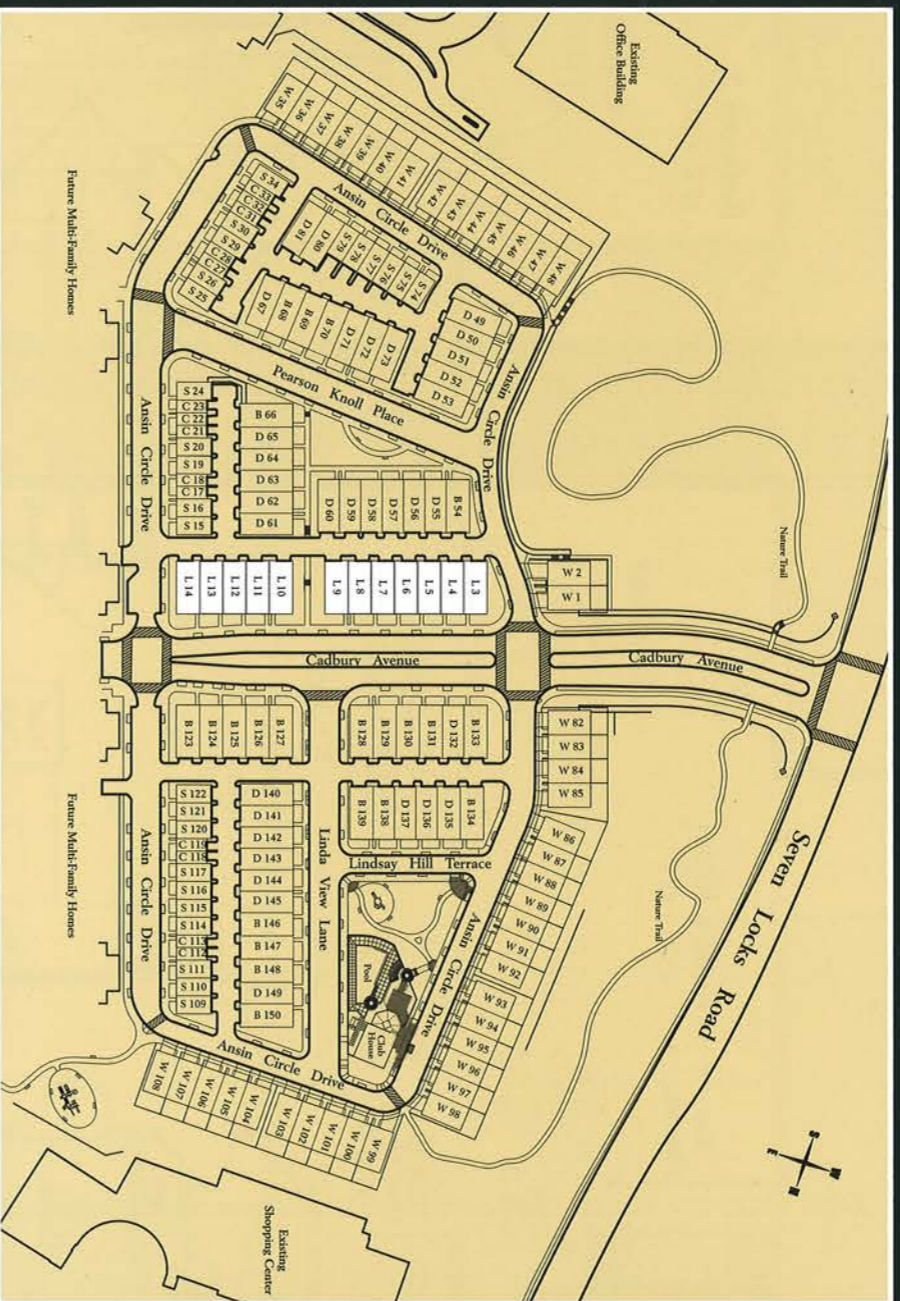


*The Brownstones at*  
**PARK POTOMAC**



**LEVEL**  
on per Homesite

**LOFT LEVEL**



*The Brownstones at*  
**PARK POTOMAC**

*Potomac, Maryland*

**Eakin/Youngtob**  
 ASSOCIATES, INC.

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