



GROSVENOR HEIGHTS



THE RESIDENCES

- Wooded enclave of townhomes in the heart of Bethesda
- Contemporary architectural style with materials specially selected to bring the outdoors in, such as cedar trim and floor-to-ceiling aluminum clad windows
- All residences include private two-car garage parking and the community features onsite guest parking
- Floorplans feature 3-bedrooms, plus rec room and study (per plan) for up to 3,433 sq. ft. of interior living space
- Private elevator (per plan) access to all four levels, including the rooftop terrace
- Expansive rooftop terraces, rear yards (per plan) and balconies total up to 1,387 of outdoor living space
- Available optional multi-generational suites to accommodate out-of-town guests or live-in family members
- Energy efficient features, materials and best building practices

INTERIOR APPOINTMENTS

- Spacious floorplans with soaring 10' main-level ceilings, 9' bedroom-level ceilings, and floor-to-ceiling windows (per plan)
- Hardwood flooring on main living level
- Contemporary 7 1/4" base molding and 4" door casing throughout
- Solid 1-panel, 7'-interior doors with satin chrome levers
- Optional 42" modern gas fireplace on main living level with contemporary surround
- Advanced Cat 6 wiring for superior delivery of data throughout the home
- Multi-port multimedia taps for distribution of voice/data, audio and video
- Recessed lighting w/accent lighting in kitchen and baths
- Thoughtfully-designed mud rooms with built-in bench and satin nickel hooks; custom cabinetry available (per plan)
- Laundry room with Energy Star Maytag King-Size Washer and Super-Capacity Maytag Dryer

KITCHEN

- Sleek full-overlay frameless designer cabinetry
- Cabinetry features include 3/4" door thickness, dovetail drawer construction with full extension undermount glides, soft-close feature and matching wood veneer finished ends
- Granite countertops (quartz upgrades available)
- Energy Star hidden control Bosch dishwasher
- Energy Star bottom freezer refrigerator featuring matching cabinetry panels
- 36" stainless steel five-burner Bosch cooktop with contemporary stainless steel & glass range hood
- Built-in 30" stainless steel Bosch convection oven and 30" stainless steel convection microwave
- LED under-cabinet lighting
- Vibrant stainless Kohler pull-down spray kitchen faucet
- 33"-wide undermount Kohler stainless steel sink

- Insinkerator 3/4-horsepower garbage disposal with countertop control operation
- Satin nickel designer pendant light fixtures with white glass shade above island

OWNER'S BATH

- Frameless glass walk-in shower with curbless entry, polished chrome Kohler fixtures and contemporary shower head
- 13"x13" floor tile with 3"x6" wall tile installed vertically to the ceiling
- Custom framed mirrors over dual vanity
- Undermount cast iron sink in granite top; widespread Kohler faucet
- Sleek frameless designer cabinetry

SECONDARY BATHS

- Secondary baths feature tub and shower with polished chrome Kohler fixtures, 13"x13" porcelain floor tile and 3"x6" wall tile
- Powder rooms feature Kohler pedestal sink with polished chrome faucet

ROOFTOP TERRACE

- Expansive rooftop terraces up to 910 sq. ft. with hose bib and gas line
- Television pre-wire for electrical and multi-media above cabinetry
- Additional upgrade options include outdoor wet bar, dishwasher, built-in grill, outdoor fireplace, decorative porcelain pavers, retractable awning, and quick connect gas outlet