

# 3830 30th Rd N

Features and Specifications



**Price: \$3,095,777**

## Intro / Overview

HR Developers presents this exquisite modern design currently being built in the highly sought after Bellevue Forest neighborhood of North Arlington. Prominently sited on a quarter-acre interior lot, this home features 6 bedrooms and 6.5 bathrooms with 7007 finished square feet of living space over three levels. The main level features 10ft ceilings, gorgeous white oak hardwood floors, a beautiful gourmet kitchen with 48" Wolf range and 48" Subzero side-by-side refrigerator, and a main level guest suite. The rear deck and screened porch offer amazing outdoor living spaces overlooking the back yard. The upper level is highlighted by a luxurious owner's suite with private balcony, dual walk-in closets, a spa-like bathroom with double vanities and a wet room with dual shower heads and stand alone soaking tub. The lower level includes a spacious recreation room with wet bar, exercise room, and additional bedroom with full bathroom. Optional features include an elevator, wine display, smart home system, basement golf simulator, and more. Conveniently located near Potomac Overlook and Gulf Branch Parks, Washington Golf, and within the Donaldson Run Pool Boundary. Easy access to GW Parkway, and one stop light to DC. Jamestown ES/ Williamsburg MS/ Yorktown HS. Delivery Spring 2023.

## Schedule / Status

Anticipated completion in Winter 2023

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Arlington VA 22207

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## Base Price Features

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### Design Engineering & Permitting Standard Services

- Civil Engineering services to establish site and building boundaries and topography
- Civil Engineering, Structural Engineering, and Architectural services required to create grading plan and construction drawing sets to obtain building permit to local jurisdiction
- Permitting fees for demolition and construction of new home
- Sewer cap-off and electrical disconnect prior to receipt of demolition permit
- Occupancy Permit

### Demolition, Site Work and Stormwater Management Standard Services

- All demolition and disposal of existing structure.
- Excavation for new basement and excess dirt removal (excluding rock removal or other adverse conditions)
- Tree removal required per grading plan
- Establish and maintain silt fence per grading plan
- Backfilling and rough grading as necessary
- Termite pre-treatment on foundation prior to back filling
- Planter Boxes and other SWM as required by the local jurisdiction

### Exterior Standard Features

- 10,674 sqft Lot
- 8" (or larger) Poured in place, reinforced, concrete foundations walls
- Floors are 16" I-joists with weather resistant 3/4" Advantech subfloor for rigidity, glued and nailed down to reduce squeaks
- 10' first floor & 9' second floor & basement ceiling heights
- 2X6 Exterior wall construction
- Stone veneer on part of front (as shown in rendering above)
- Stone veneer siding around Front porch and steps
- James Hardie Vertical Panels on front and part of sides.
- James Hardie Horizontal Plank Smooth Siding on sides and in back
- 30 year architectural roof shingles
- Standing seam metal roofs over porches
- Dec Tec Ashdown or similar on roof deck surfaces
- 6" seamless gutters with 3x4 high flow downspouts
- Interior and exterior foundation drain system with sump pump
- Flagstone flooring on front and back porch
- Concrete driveway & Leadwalk with new concrete apron
- Professionally landscaped home-site

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- Two car overhead garage door with windows, electronic opener, and keypad
- Designer exterior lighting and roof eave downlighting in front
- Two hose bibs, one front and one rear
- Three exterior electrical outlets, one front, one rear, and one adjacent to A/C units
- Nest Doorbell camera and smart lock deadbolt on front door
- Approximately 11' x 17' rear flagstone floored screened porch with outdoor fireplace

### Interior Standard Features

- 7007 Square Feet of Finished Living Space
- 6 spacious bedrooms
- 6 full bathrooms and 1 Powder Room
- Finished basement with basement bedroom, full bath, exercise room, mechanical room, large rec room with wet bar and fireplace, and sunken 10' ceiling height media area.
- First floor includes family room with direct vent gas fireplace, large eat in kitchen with large center island, butler pantry leading from kitchen to dining room, office with double glass doors, powder room, main floor 2nd master suite with full bathroom and shower, pantry, and mudroom with built in cubbies.
- Second floor includes large master suite with private balcony and large designer bathroom with cathedral ceilings, two large separate vanity sink areas, large soaker tub next to a large double shower, two large walk-in closets with island and custom closet built ins, laundry room with sink and additional access from master, electric washer/dryer hookups and built-in overflow drain, three secondary bedrooms, each with its own walk-in closet and en-suite bathroom, and homework nook.

### Flooring Standard Features

- Solid white oak finish-in-place hardwood flooring in the family room, dining room, office, main floor BR, pantry, kitchen, foyer, powder room, upstairs hallway, secondary bedrooms, and primary bedroom and closets.
- Luxury Vinyl Tile with shoe molding in the basement BR, rec room, media area, wet bar, finished storage, hallway, and rubber flooring in the exercise room

### Interior Carpentry Standard Features

- Interior trim all Finger Joint Primed Pine
- 10" base throughout the entire 1st Floor and 8" base throughout basement and 2nd Floor
- Tray ceilings in kitchen, family room, dining, and master bedroom
- Faux ceiling beams in family room and master bathroom
- Custom builtins in the office, mudroom, pantry, and master closets
- 2 panel solid core doors, 8' height on 1st floor and 7' height in basement and 2nd floor.
- White oak staircases with oak treads, oak handrail, and black iron balusters

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### Utilities Standard Features

- 75-gallon power vented gas water heater
- 2-unit Carrier HVAC systems and Nest Wifi Programmable Thermostats, with auto dampers to allow separate control/zones for each floor.
- Insulation package that includes air-sealing, R-19 insulation in all exterior walls, R-38 blown in insulation in the attic, Flash and Batt in cold floors and joist end bays, and foam under flat roof areas without attic space.
- Andersen 100 Series casement windows with high performance Low-E glass and screens, and Anderson 200 Series Narrow Line patio doors
- Masonite fiberglass insulated Front door
- Tyvek house wrap with vinyl bituminous tape flashing on all windows and doors for waterproofing

### Kitchen & Butler Pantry Standard Features

- Full overlay wood kitchen and butler's pantry cabinetry with designer knobs
- Quartz countertops and range wall backsplash
- 48" Wolf Gas Range 6 burners and Griddle
- 48" Sub Zero Classic Side-by-Side Refrigerator
- 30" Wolf Microwave
- Wolf Pro 52" Range Hood
- Cove Dishwasher
- Beverage Fridges in Butler Pantry (and Basement Wet Bar)
- Tiled fridge wall backsplash
- Bench seating area next to eat in dining space
- Ship lap decorative features under island and above bench seating area

### Bathrooms Standard Features

- Custom primary bathroom design featuring cathedral ceilings, two large separate vanity sink areas, large soaker tub next to large double shower head shower tiled to the ceiling
- Full overlay wood vanity cabinetry throughout
- Designer tile in all bathrooms
- Quartz countertops in all bathrooms with designer hardware for all vanities

### Electrical Standard Features

- 400 Amp Service
- Upgraded Designer light fixtures
- Approved nest wifi enabled smoke detectors/ carbon monoxide detectors per code
- CAT6 and cable wiring in TV areas
- 4" recessed lighting throughout
- Ceiling fans in all non master bedrooms and screened porch
- Decora plugs/switches throughout, with baseboard plugs where possible.



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## Warranty

- 1-year front door to back door warranty
- 5-year structural foundation warranty
- 1 year drywall and paint warranty

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## Optional Upgrade Features

### Exterior Optional Upgrade Features

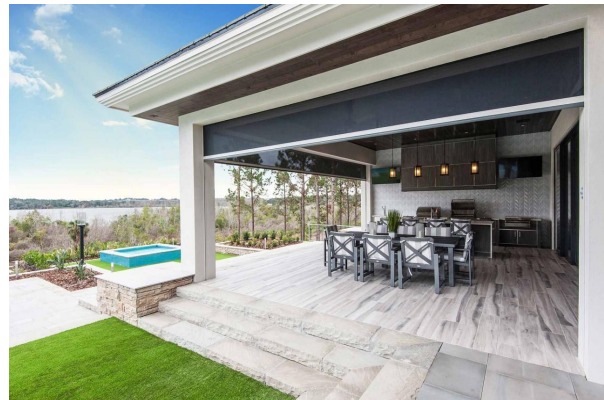
Accordion fully opening patio doors on the screened porch, Kitchen, and/or Master Balcony:

\$22,000 each



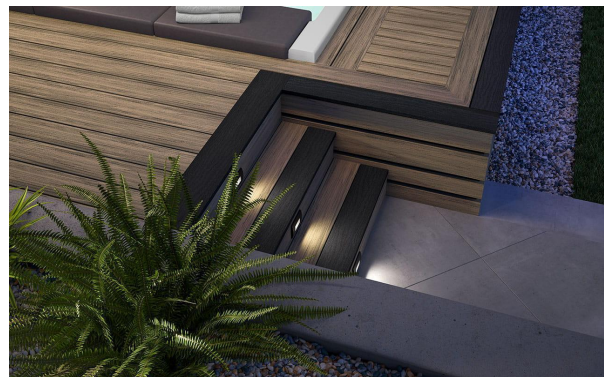
Phantom Screen motorized large screen opening on back porch

\$10,000



Step lighting on exterior stairs in front and back

\$4,000



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Master balcony pergola in standard cedar construction

\$11,000



Master balcony pergola in painted steel

\$32,000



Outdoor Wolf kitchen with gas grill, sink, faucet, and beverage fridge

\$37,000





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Garage floor epoxy coating, Corotech V400  
Epoxy with clear coat:

\$2,900



280 linear feet of 6' high modern horizontal  
wood and black aluminum post fence around  
perimeter of property from the front of the  
house on both sides, all the way around:

\$15,500



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## Interior Optional Upgrade Features

Wood ceiling and accent lighting in kitchen area

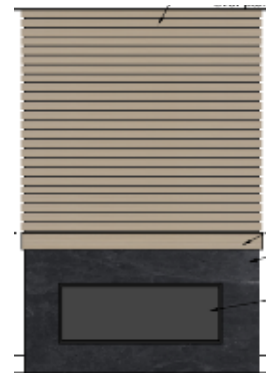


Motion activated LED strip accent lighting behind mirrors and under cabinet toe kicks in 4 upstairs bedrooms and master closet  
\$ 7,000



Master BR direct vent gas fireplace and surround

\$ 12,500





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<p>Under counter beverage refrigerator included as part of master coffee bar</p> <p>\$ 2,500</p>	A stainless steel under-counter beverage refrigerator is shown, filled with various beer bottles and cans. The interior is illuminated with blue light. The bottles include Jones Soda, Bass Ale, and Amstel Light.
<p>Integrated coffee center included as part of the master coffee bar</p> <p>\$4,000</p>	A stainless steel Bosch integrated coffee center is shown. It features a digital display and a circular coffee dispenser. The Bosch logo is visible at the bottom.
<p>Elevator from basement to 2nd floor</p> <p>\$40,000</p>	
<p>Smart home system with surround sound, ceiling mounted wifi hubs, and exterior video cameras</p> <p>\$24,000</p>	

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Wine display room next to dining room with floor to ceiling tiled walls, custom wine racks, and glass walls and door opening.

\$21,000



In home golf simulator and media room entertainment center with screen, sensors, and ongoing service plan. \$80,000

