

1837 Poole Ln

Features and Specifications



Price: \$2,499,777

The ultimate in luxury awaits at 1837 Poole Lane located in the highly sought-after Kent Gardens, Longfellow, McLean HS academic pyramid. This stunning modern home beautifully sits on an oversized 12,400 sqft (.29 acre) flat lot in the heart of McLean. This modern masterpiece is approximately 6,507 sq ft with an open floor plan and features many modern elements you have been waiting for. The home has 6 large bedrooms, 6 full luxurious bathrooms, and 1 beautiful half bathroom. This dream home's main level features 10 foot ceilings, office/bedroom and full bathrooms, Andersen casement windows, chef's gourmet kitchen with SubZero appliances, large walk-in pantry, breakfast area, dining room, living room, modern gas fireplace, recessed lights, modern light switches, quartz countertops, open floor plan and solid white oak wood flooring throughout. A screened porch with an outdoor fireplace is also included to enhance your entertaining experience or to just sit back and relax. The upper level offers a luxurious owner's suite with a spa-like deluxe owner's bath and custom walk-in closet. The owner's bathroom features a freestanding tub, spacious shower with frameless glass enclosure and dual vanities, designer light fixtures and designer tiles. A special feature unique to this house is an outdoor balcony off the owner's bedroom so that you can enjoy the surrounding vistas. The upper level also features 3 additional large bedrooms with designer bathrooms and a large laundry room. The finished basement includes a wet bar, exercise room, media room, spacious bedroom with a full bathroom. Optional features: Pool, Elevator, Wine Cellar, Audio/Video, golf simulator and many other elements. There is still time to customize this home! This well-established neighborhood is located in the heart of McLean. Easy access to DC, Arlington and Tysons.

Completion date:

Anticipated completion in December 2022

Base Price Features

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 & electrical disconnect prior to receipt of demolition permit
- Occupancy Permit

Demolition, Site Work & Stormwater Management Standard Services

- All demolition and disposal of existing structures.
- Excavation for new basement & 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

- 0.28 Acre 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
- 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
- Duradec or similar on roof deck surfaces
- 6" seamless gutters with 3x4 high flow downspouts
- Interior and exterior foundation drain system with sump pump
- Stone veneer siding around Front porch and steps
- Flagstone flooring on front and back porch
- Concrete driveway & Leadwalk with new concrete apron
- Professionally landscaped home-site
- Two car overhead garage door with windows, electronic opener, and keypad
- Designer exterior lighting and roof eave downlighting in front

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- 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
- Approximately 10' x 15' rear flagstone floored screened porch with outdoor fireplace

Interior Standard Features

- Approx. 6,500 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, and large rec room with wet bar 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 french 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 large shower with double shower heads, 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, and master BR
- Custom builtins in the office, mudroom, pantry, 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

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.

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- 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 200 Series Narrow Line patio doors
- Masonite fiberglass insulated front entry 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 Fridge in butlers pantry (and basement wet bar)
- Tiled fridge wall backsplash
- Bench seating area next to eat in dining space
- Shiplap 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 ins in all non master bedrooms and screened porch
- Decora plugs/switches throughout, with baseboard plugs where possible.

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



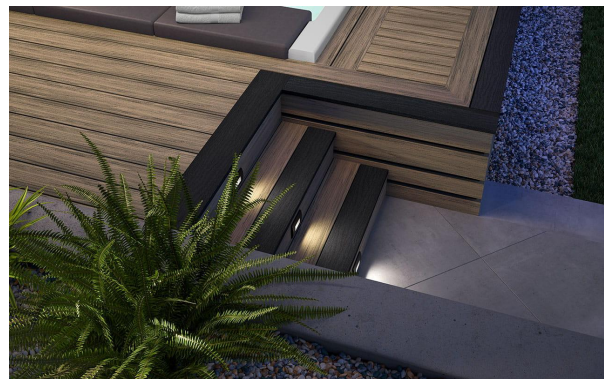
Phantom Screen motorized large screen opening on back porch

\$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



Large back deck (estimated 800 sq ft.)

TBD



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

\$37,000



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

\$2,900



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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 beams in family room, office, and master bathroom.

\$10,000



Wood ceiling and accent lighting in kitchen area

TBD



Floating wood stained shelves in basement bar, butler pantry, laundry room, master coffee bar, powder room, and kitchen

\$4,000



Additional tile backsplashes in basement bar, butlers pantry, and laundry room




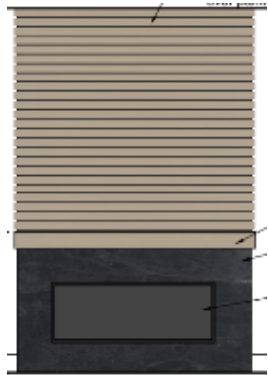
\$6,000



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<p>Additional vanity wall floor to ceiling tile features in the powder room and master bathroom</p> <p>\$5,000</p>	
<p>Motion activated LED strip accent lighting behind mirrors and under cabinet toe kicks in 4 upstairs bedrooms and master closet</p> <p>\$ 7,000</p>	
<p>Master BR direct vent gas fireplace and surround</p> <p>\$ 12,500</p>	

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<p>Under counter beverage refrigerator included as part of master coffee bar</p> <p>\$ 2,500</p>	
<p>Integrated coffee center included as part of the master coffee bar</p> <p>\$4,000</p>	
<p>Elevator from basement to 2nd floor</p> <p>\$40,000</p>	
<p>Smart home system with surround sound, ceiling mounted wifi hubs, and video cameras</p> <p>\$24,000</p>	
<p>Basement island with additional seating, storage, and quartz countertop</p> <p>\$8,000</p>	

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<p>Basement ventless gas fireplace and surround</p> <p>\$ 12,500</p>	
<p>Wine display room next to dining room with floor to ceiling tiled walls, custom wine racks, and glass walls and door opening.</p> <p>\$21,000</p>	
<p>In home golf simulator and media room entertainment center with screen, sensors, and ongoing service plan. \$80,000</p>	