



**MERIDIAN HOMES**

*Concierge Level Service for Every Client*

**We Are Proud To Present:**

**7804 Cayuga Avenue  
Bethesda, Maryland 20817**





# 7804 Cayuga Avenue Bethesda, Maryland 20817

*Modern farmhouse design with 5 bedrooms, 4.5 baths and 5,143 square-feet of living space*

## Coming Soon

Construction will begin in Spring 2020 and will be completed in Fall 2020. For a limited period of time, you can personalize some finishes in this home.

[Contact Us](#) today for more details.

## Architectural Detail

Every detail of this home — the modern-day farmhouse styling, the charming front porch, the gabled rooftop, the 9-foot ceilings, the custom millwork — is breathtaking. The flowing three-level layout is exceptionally well-designed to accommodate a contemporary family's lifestyle.

# 7804 Cayuga Avenue Bethesda, Maryland 20817

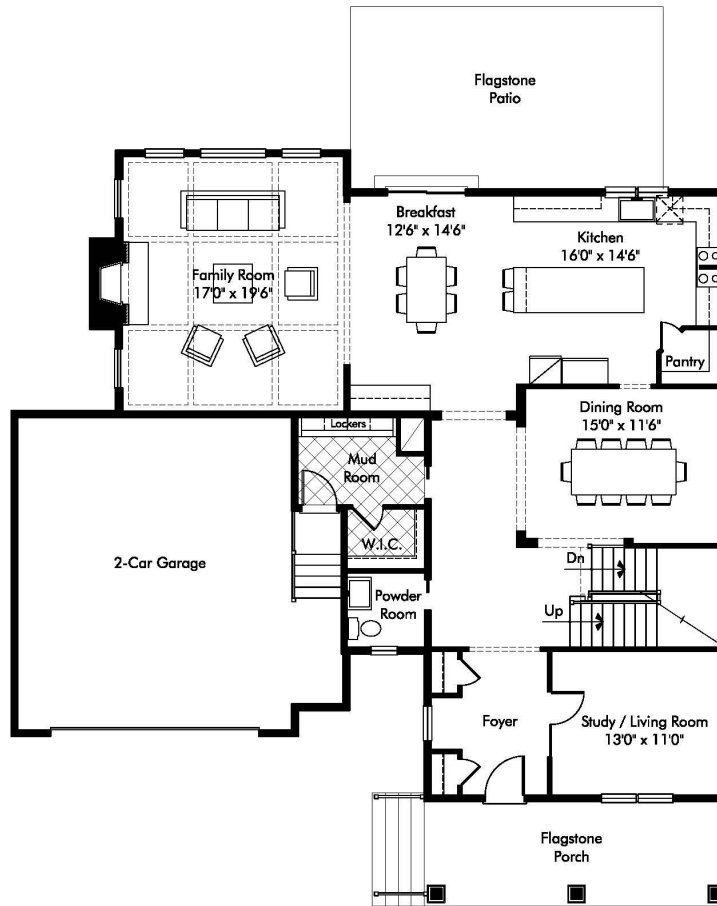
## Location, Location, Location

7804 Cayuga Avenue is located in the sought-after Walt Whitman school district. The tree-lined, gently sloping lot is 9,835 square-feet and this beautiful new home will be situated to offer southwest exposure. Downtown Bethesda, Beltway access and great schools are all nearby. For details about the location, click on the map on the next page.






[CLICK HERE TO VIEW LARGER MAP](#)




## Main Level Plan

NOTE: Plan dimensions, features, materials and specifications are subject to change, or substitution without prior notice due to actual building conditions or ongoing design improvements.

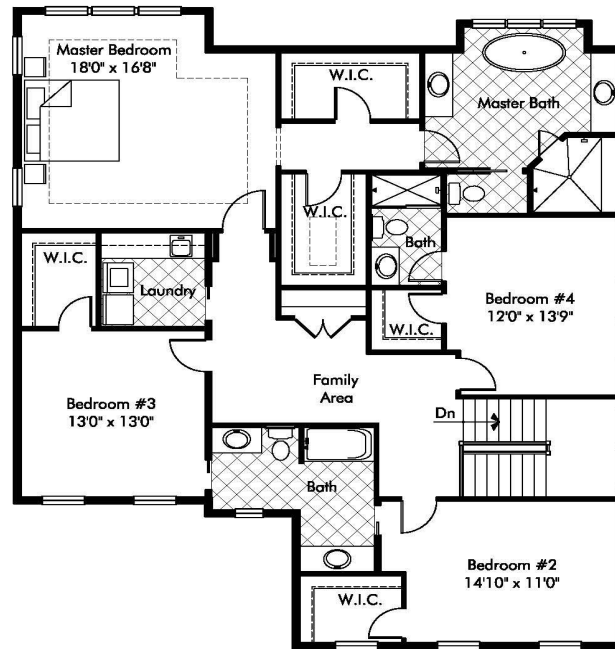
# Main Level Luxury Features Include...

- ◎ **Gourmet Kitchen** – the open concept, sought-after layout has a center-island with seating and an adjacent breakfast area
    - custom quartz countertops
    - designer cabinetry with slow-close doors and drawers
    - professional grade KitchenAid stainless-steel appliances
    - apron front stainless-steel main sink with commercial-style faucet and integrated polished chrome soap dispenser
    - large walk-in pantry with built-in shelving and glass door
  - ◎ **Family Room** – this open-concept space has a coffered ceiling and a gas fireplace with stone facing and a flagstone hearth and mantle
  - ◎ **Dining Room** – the formal dining room features a wonderful chandelier and lots of natural light
  - ◎ **Living Room/Study** – this flexible space is designed to handle entertaining needs and the demands of everyday life
  - ◎ **Formal Foyer** – the gracious entryway features two coat closets
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## Main Level Luxury Features (continued)...

- ◎ **Powder Room** – the formal powder room is discretely located off the formal foyer and features a furniture-style vanity, a contemporary faucet and a decorative mirror
  - ◎ **Family Foyer/Mudroom** – this high-traffic area of the home has access to the oversized two-car garage and the formal foyer, and includes;
    - a large walk-in closet
    - a bench
    - custom built-in lockers that provide plenty of storage
    - durable porcelain tile flooring
  - ◎ **Ceiling Height** – soaring 9-foot high ceilings grace the entire main level
  - ◎ **Flooring** – 3-1/4 " solid oak wide plank hardwood floors add elegance to the main level
  - ◎ **Oversized Two-Car Garage** – the garage can be easily accessed from the mudroom and has automatic door openers
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## Upper Level Plan

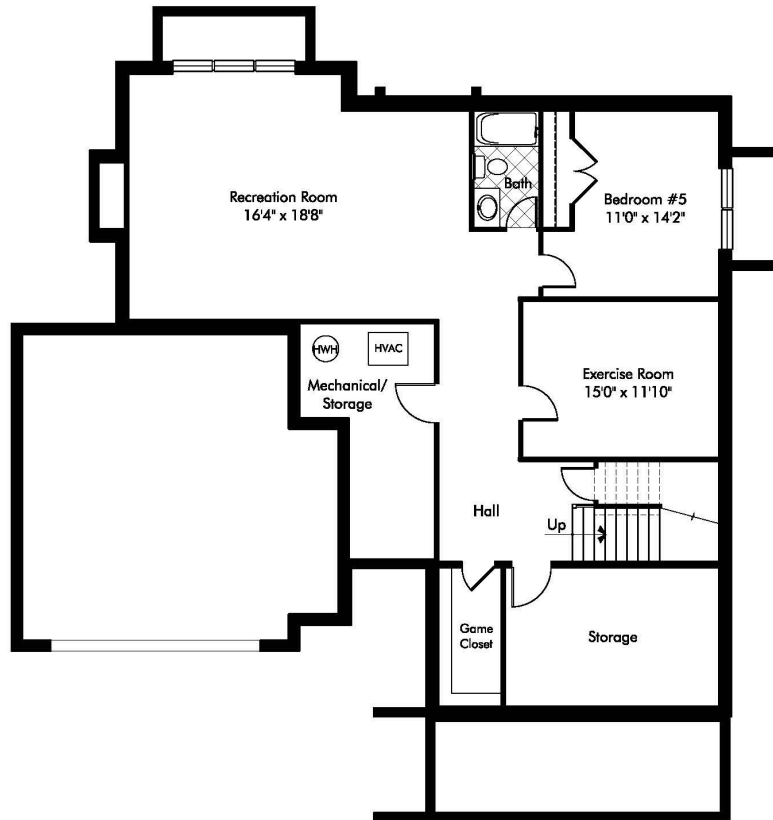
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## Upper Level Luxury Features Include...

- ◎ **Master Suite** – the luxurious, expansive master suite offers a tray ceiling, his-and-hers walk-in closets, a dressing vestibule and 3-1/4" solid oak wide plank hardwood floors
- ◎ **Spa-Style Master Bath** – this luxurious retreat includes:
  - a sculptural freestanding soaking tub
  - an oversized shower with a built-in bench
  - dual recessed panel vanities
  - solid quartz countertops with decorative mirrors above
  - honed marble tile flooring
  - chrome lever faucets and fixtures
- ◎ **3 Additional Bedrooms** – there is space to accommodate every member of your family; bedrooms include upgraded carpet and closets with detailed built-in storage

## Upper Level Luxury Features (continued)...

- ◎ **2 Full Bathrooms** – the spacious bathrooms include:
    - natural stone, glass and porcelain tile tub and shower surrounds
    - porcelain flooring
    - solid surface countertops with under-mount sink bowls
    - polished chrome plumbing fixtures
    - adult-height elongated toilets with slow-close seats
    - decorative mirrors
  - ◎ **Bedroom-Level Laundry Area** – conveniently located and highly functional, this laundry area has durable porcelain flooring and built-in cabinetry
  - ◎ **Loft Area** – a bonus room with hardwood floors is easily adaptable to a play space, TV watching or office use
  - ◎ **Ceiling Height** – soaring 9-foot high ceilings grace the entire upper level
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## Lower Level Plan


NOTE: Plan dimensions, features, materials and specifications are subject to change, or substitution without prior notice due to actual building conditions or ongoing design improvements.

## Lower Level Luxury Features Include...


- ◎ **Recreation Room** – the sprawling space has plenty of light from 3 full-size windows and is ideal for game tables and a computer/play center
- ◎ **Gym/Media Room** – use this flexible space for your family's needs
- ◎ **Game Closet and Storage Room** – a walk-in game closet and a large storage room will keep the lower level organized and neat
- ◎ **Guest/Au Pair Suite** – the bedroom has natural light from 2 full-size windows that offer exterior egress for safety; the bedroom also has a large closet
- ◎ **Full Bathroom** – the spacious bathroom includes:
  - porcelain tile tub surround
  - porcelain flooring
  - solid surface countertop with under-mount sink bowl
  - polished chrome plumbing fixtures
  - adult-height elongated toilet with slow-close seats
  - decorative mirror



## Lower Level Luxury Features (continued)...

- ◎ **Ceiling Height** – impressive 8-foot 9" high ceilings grace the lower level
  - ◎ **Flooring** – upgraded carpet is found throughout the living areas of the lower level
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## Luxury Features Throughout The Home Include...

- ◎ **Millwork, Trim and Doors** – oversized millwork including crown moulding, window and door casings and base trim is found throughout the home; all interior doors are two-panel with a solid core
  - ◎ **Lighting** – the generous lighting package includes recessed and decorative fixtures
  - ◎ **Home Automation** – the home is pre-wired for television and telephone and has multiple USB outlets
  - ◎ **Home Safety** – a fire suppression sprinkler system offers peace of mind
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# Distinctive Exterior Features Include...

## Architectural Style

- ◎ **Modern Farmhouse** – this much-adored architectural style has:
  - board and batten siding with decorative vent
  - stone veneer front to grade
  - stone veneer front stoop with flagstone pavers and stone risers
  - board and batten shutters
  - shingle and durable concrete lap siding
  - long lasting exterior trim
  - 30-year architectural grade roof shingles
  - tilt-out insulated windows with integral grills


# Distinctive Exterior Features (continued)...

## Other Exterior Features

- ◎ **Foundation** – the poured concrete foundation is durable and strong
  - ◎ **Front Porch** – the lovely farmhouse-style front porch is made of flagstone on concrete
  - ◎ **Rear Patio** – the rear flagstone-on-concrete patio offers a generously sized outdoor living area that's perfect for entertaining
  - ◎ **Walkway and Driveway** – the walkway is made of flagstone on concrete, while the driveway is made of poured concrete with a brushed finish
  - ◎ **Exterior Lighting and Plumbing** – the home features front and rear electrical outlets and hose bibs as well as rear floodlights
  - ◎ **Landscaping** – a professional landscaping package offers the perfect finishing touch to this beautiful home
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# Green/Eco-Friendly Features Include...

## Energy Efficiency and Comfort Throughout

- ⊙ **Windows** – EnergyStar low-E argon filled insulated windows
  - ⊙ **Doors** – energy efficient features include:
    - solid wood front doors with insulated glass
    - EnergyStar rated rear sliding door
    - insulated metal garage door
  - ⊙ **Lighting** – LED lighting and air-sealed recessed lighting housings
  - ⊙ **Hot Water Heater** – 75-gallon gas hot water heater
  - ⊙ **HVAC System** – EnergyStar high-efficiency 2-zone heating and central air conditioning; sealed air ducts
  - ⊙ **Walls** – green/eco-friendly features include:
    - continuous impervious whole-house wrap
    - energy efficient 2 x 6-foot exterior walls
    - moisture resistant drywall in all bathrooms and in the laundry room
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# Green/Eco-Friendly Features (continued)...

## Energy Efficiency and Comfort Throughout

- ◎ **Insulation** – various types of insulation include:
  - R-49 blown-in fiberglass insulation in attic areas
  - R-20 insulation in exterior wood frame walls
  - R-11 insulation in unfinished basement areas against concrete walls
  - R-13 insulation in finished basement areas
  - R-30 insulation in all overhangs and garage ceilings under living areas
  - Nominal 1" R-6.5 closed cell foam insulation on garage ceiling and in bandboards
  - Foam insulation in window frames and any penetrations

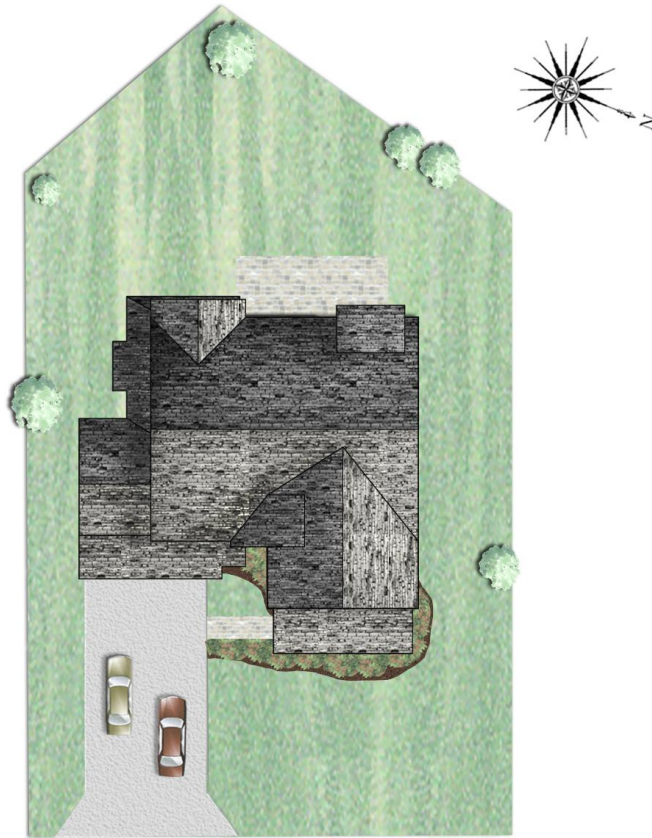
# Customer Service Coverage Includes...

## Warranty and Inspections

- ◎ **Builder's Warranty** – at Meridian Homes, we stand behind our work
- ◎ **Pre-Settlement Inspection** – before you move in, our homes are quality-inspected
- ◎ **11-Month Inspection** – after you've lived in your home for a period of time, we return to make a final inspection

Prices and standard features subject to change without notice.





**7804 CAYUGA AVENUE**

BETHESDA MARYLAND 20817

Lot Size 9,835 sq. ft.

Note: All plans are approximate, subject to change, and are the artist's conception only.

# MONTGOMERY COUNTY PUBLIC SCHOOL ASSIGNMENTS

- ⊙ [Burning Tree Elementary School](#)
- ⊙ [Thomas W. Pyle Middle School](#)
- ⊙ [Walt Whitman High School](#)

\*The school information above is not guaranteed as boundaries can change.

Please check with [MCPS](#) to confirm all school assignments.



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[www.meridianhomesinc.com](http://www.meridianhomesinc.com)

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