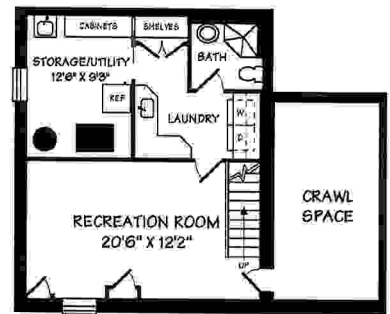
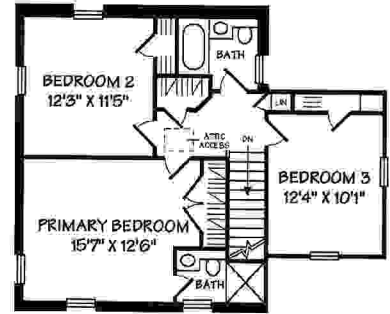


SECOND LEVEL
8' CEILING
ESTIMATED SQUARE FOOTAGE: 800



LOWER LEVEL
ESTIMATED SQUARE FOOTAGE: 600

8513 ROSEWOOD DRIVE, BETHESDA, MD

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8513 Rosewood Drive, Bethesda

Description of Major Improvements and Features

This house, built in 1942, has been completely renovated with major work finished in 2010 and additional improvements made over the next several years. The major improvements include an open first-floor layout with

- an addition that more than doubled the square footage of the first floor, with a large open kitchen and living area, a new mudroom, and a new full first floor bathroom,
- a wide center hall,
- enlarged doorways for the living and dining rooms, and

- a finished basement with carpeted rec-room/ office, and new laundry room, new full bathroom, and furnace room—all with ceramic tile floors.

Other improvements throughout the house include

- natural stone countertops and tiles in the addition and all first- and second-floor bathrooms,
- new interior doors, Grady casings, and Emtek door and cabinetry hardware throughout,
- new and refinished hardwood white-oak flooring throughout the first and second floors, finished with Antique Brown stain,
- new Marvin Ultimate energy-efficient, noise-dampening, low-E, double-paned, Argon-filled windows throughout the first and second floors, double-hung 6-over-6 removable or casements with colonial-style panes, wood inside and aluminum-clad outside, and screens for all windows,
- an electrical heavy-up with upgraded copper wiring, recessed lighting, and new Lutron

- switches, most with dimmers, and new 3-prong outlets throughout,
- wiring for both cable and Verizon Fios,
 - a new, high-efficiency, three-zone Carrier Infinity¹ HVAC system,

 - new copper plumbing throughout the house,
 - Perrin and Rowe² polished and satin nickel plumbing fixtures throughout the first and second floors,
 - Toto toilets³ throughout, in three models—Promenade II, the Carlyle, and the Drake, all in white porcelain,

 - a new roof with GAF Slateline⁴ shingles, ridge vents, and new half-round gutters and downspouts with buried pipes to carry the rainwater to the streets, and

¹ <https://www.carrier.com/residential/en/us/products/infinity-system/>

² Perrin and Rowe, Ltd., is an English company headquartered in Mayfair, London (<https://www.perrinandrowe.co.uk/home-page>). Their products are distributed by the House of Rohl in the USA (<https://houseofrohl.com/perrin-and-rowe/>).

³ Toto is an iconic Japanese company founded in 1917 (<https://www.totousa.com/>).

⁴ <https://www.gaf.com/en-us/products/slateline>.

- new exterior carriage-style door and post lights front (timer-controlled) and back.

Features of individual rooms include the following:

The original Living Room has a switch-controlled outlet for lamps, a wood-burning fireplace with a capped chimney, and a door to the sun porch.

The opposite Study/Bedroom next to the stairs was converted by the first owners from the original garage and sits over a lined, insulated, conditioned crawl space. The well-insulated walls have a cable outlet and a switch-controlled outlet for a lamp; if used as a bedroom, a door can be cut through to the bathroom.

The First Floor Bath has Custom Cabico⁵ cherry cabinetry with a countertop-to-ceiling mirror with French Double Library Sconces by Visual Comfort.⁶ The one-piece countertop is Lagos Azul, a refined

⁵ Cabico is a maker of custom cabinets headquartered in Canada (<https://cabico.com/en/>).

⁶ French Double Library Sconces in polished nickel (<https://www.visualcomfort.com/french-double-library-sconce-s2212/#2461=35531&1651=55871>).

Portuguese limestone,⁷ and the white porcelain sink has a Perrin & Rowe bathroom faucet in polished nickel.⁸ The shower stall and toilet floor area are in matching Lagos Azul limestone tiles. In the shower stall, the thermostatically-controlled shower fixtures have white porcelain lever handles,⁹ an 8-inch rain shower head,¹⁰ and 2 wall-mounted corner baskets—all are Perrin & Rowe in polished nickel.¹¹ The ceiling lights for the sink and for shower area are separate, and there's an exhaust fan with a timer.

The Hall Coat Closet next to the bathroom has two clothing rods for coats, shelves for accessories, an electrical outlet for cell-phone charging on the first shelf, and switch-controlled recessed halogen lights.

⁷ <https://www.stonecontact.com/lagos-azul-limestone/s7628>.

⁸ Edwardian Low Level Spout Widespread faucets (<https://houseofrohl.com/edwardian-low-level-spout-widespread-bathroom-faucet-polished-nickel-with-cross-handle-u-3706x-pn-2/>). Second-floor baths have matching faucets.

⁹ Also Edwardian (<https://www.perrinandrowe.co.uk/traditional-concealed-thermostatic-shower-mixer-with-lever-handles.html>).

¹⁰ The shower head is a Perrin & Rowe 8-inch rain showerhead in polished nickel (<https://houseofrohl.com/8-inch-rain-showerhead-polished-nickel-u-5205pn/>).

¹¹ Perrin & Rowe Edwardian (<https://houseofrohl.com/edwardian-wall-mount-corner-basket-polished-nickel-u-6916pn/>).

The Dining Room, adjoining the Living Room, has its original brass chandelier, and separately controlled recessed lighting above the east wall that can be used to illuminate artwork on that wall.

The Mudroom is in the same style as the kitchen, with a single-piece Indian Absolute Black Granite¹² countertop, custom painted Cabico cabinets above and below, and Jerusalem Gold Limestone¹³ wall tiles above the counter. The sink is a Shaws Original Lancaster Farmhouse porcelain sink,¹⁴ and the faucet is a Perrin & Rowe "Georgian Era" bridge kitchen faucet¹⁵ in satin nickel finish with metal lever handles—the same style as used in the kitchen. The room has recessed lighting on the ceiling and separately controlled recessed halogen lights above the sink. The tall cabinet has built-in electric outlets to recharge appliances like vacuum cleaners. The Marvin exterior door opens onto a

¹² <https://www.stonecontact.com/india-black-granite/s18806>

¹³ <https://www.stonecontact.com/jerusalem-gold-limestone/s5854>

¹⁴ Founded in 1897, Shaw is an iconic British maker of hand-crafted fire-clay sinks (<https://shawsofdarwen.com/>).

¹⁵ <https://houseofrohl.com/georgian-era-bridge-kitchen-faucet-satin-nickel-with-metal-lever-handle-u-47911-stn-2/> Matching faucet in the kitchen.

Pennsylvania bluestone¹⁶-covered stoop and steps, with a switch-controlled wall-mounted carriage lamp, and an adjacent garbage and recycling bin platform. A nearby concrete apron (covering a storm drain) provides a base for a BBQ grill. A post lamp illuminates the grilling area.

The large, high-ceiling Addition sits over a lined, insulated, conditioned crawl space, with Hardiplank outside siding, high R-value insulation in the walls and above the ceiling, and a buried French drain¹⁷ to control storm runoff.

The addition's ample Marvin windows provide an expansive view of the private garden and the NIH's protected Greenway beyond. The addition is also well-lit, with 3 separately controlled sets of recessed lighting plus pendant lights and a chandelier.

The addition's Living Area has Marvin French doors, with adjacent switch-controlled exterior carriage lights, open onto a Pennsylvania bluestone

¹⁶ <https://www.woodwardlandscapesupply.com/blog/2020/02/everything-need-know-pennsylvania-bluestone/>.

¹⁷ https://en.wikipedia.org/wiki/French_drain.

stoop to the back garden. Two skylights provide additional soft northern daylight to the room. The “Majestic”¹⁸ fireplace is wood-burning, but it is also convertible to gas, with an outside-air inlet. It is framed by an Absolute Black Granite surround and hearth. The niche above the fireplace can accommodate a 45-inch flat-screen TV, with a pipe behind it to the addition’s crawl space for running A/V cables to the outlet on the west wall. For A/V equipment, the west wall has a cable and quad electrical outlet, along with a standard outlet near the hallway. There are also two floor outlets for lamps, and a switch on the bank next to the mudroom is for a hidden junction box in the west wall for additional lighting along that wall.

The large Kitchen Area has a single-piece Absolute Black granite countertop on a large center island illuminated by two Visual Comfort brass pendant lights.¹⁹ The black granite countertops also run along the range and refrigerator walls, with custom-

¹⁸ <https://www.majesticproducts.com/help-me-choose/location-indoor/fuel-type-wood/fireplace-look-single-sided>.

¹⁹ Sloane Single Shop Pendants in Antique-Burnished Brass. (<https://www.visualcomfort.com/sloane-single-shop-light-chc5101/>)

painted Cabico cabinets throughout, and Jerusalem Gold Limestone wall tiles above the range. The range, made in France, is a dual-fuel Lacanche Cluny 1400 model²⁰ in black with brass knobs and stainless-steel top. It has 5 gas burners, a gas oven and an electric oven, and an electrical vertical warming cupboard. Above the range is a hood with 3 Vent-A-Hood²¹ exhaust fans and lights to illuminate the range.

The Kitchen has a SubZero²² 650 built-in refrigerator-freezer, a SubZero 249 built-in beverage refrigerator in the island, and a built-in Miele²³ dishwasher. The large Elkay stainless-steel sink²⁴ has a Perrin & Rowe faucet that matches the mudroom's, and a convenient countertop push button switch for the garbage disposal. Underneath

²⁰ LaCanche is based in Burgundy, France (<https://www.frenchranges.com/>).

²¹ Vent-a-Hood is an 80-year old Texas company that makes custom range hoods (<https://www.ventahood.com/>).

²² Subzero is an iconic American refrigeration company founded in 1945 (<https://www.subzero-wolf.com/sub-zero>).

²³ <https://www.mieleusa.com/>.

²⁴ <https://www.elkay.com/products/category/sinks/material/stainless-steel>.

the sink, there's a Doulton²⁵ ceramic water filter which is connected to a separate faucet to provide filtered water.

At the end of the kitchen island is a dining area with a view of the garden and the Greenway beyond. A pair of exterior, switch-controlled carriage lights illuminate the dining area's exterior. Inside, this area is illuminated by a Visual Comfort "Venetian" double-tiered chandelier.²⁶ Adjacent to the dining area is a built-in Cabico cabinetry desk with a black granite top. The area also includes book shelves; a TV shelf with cable, phone, and electrical outlets; and a pull-out printer drawer with electrical outlet inside.

On the house's second floor, there are three bedrooms. The Principal Bedroom is large enough for a king bed, with room to spare, and it's equipped with cable and phone outlets. The wide closet with

²⁵ Doulton is an iconic British company manufacturing high-quality, hand-made ceramic water filters since the 1820s (<https://doulton.com/>).

²⁶ Venetian Medium Two-Tier Chandelier in Hand-Rubbed Antique Brass (<https://www.visualcomfort.com/venetian-medium-two-tier-sc5002/>).

French doors has customized built-in California Closet²⁷ drawers, shelves, and clothing rods.

The redesigned En Suite Bath, off the principal bedroom, has a Mexican Durango Travertine²⁸ limestone countertop, shower stall, and tile floor. The walls are painted with subtle Farrow & Ball colors.²⁹ An oval white porcelain sink matches those in the other bathrooms with the same Perrin & Rowe faucets, and the 2 built-in Robern mirrored wall cabinets with ample storage are installed above the countertop. The shower has a thermostatically-controlled shower head and hand shower, with white porcelain lever handles, and corner baskets—all Perrin & Rowe “Edwardian” in polished nickel. Also, the bathroom has a quiet, remote-motor exhaust fan with timer.

The two additional Bedrooms can each accommodate queen beds, and each has a fitted closet. The Hall Closet also has built-in California

²⁷ <https://www.californiaclosets.com/>.

²⁸ https://www.stonecontact.com/StoneLibrary_Details?MaterialID=3524.

²⁹ Farrow & Ball is a British company producing iconic, ecologically friendly paint and wallpaper since the 1940s (<https://www.farrow-ball.com/en-us>).

Closet drawers, shelves, and clothing rods. Additionally, the hall area also has a Sundry Closet with a flush, “hidden” door.

The redesigned 2nd Floor Hall Bath has an Italian Calacatta marble³⁰ slab countertop and hand-picked Calacatta floor and wall tiles. The cast-iron white porcelain bath tub is also rimmed with Calacatta marble. The bath faucet is Perrin & Rowe "Edwardian" Exposed Wall Mount Tub Filler with hand shower in polished nickel with white porcelain lever handles. The sink is under-mounted on a Calcutta marble countertop with Perrin & Rowe faucet in polished nickel. The wall above the sink holds 2 mirrored Robern medicine cabinets. And the bathroom is serviced by a quiet, remote-motored exhaust fan with timer.

The basement stairs lead to a large, finished Rec-Room/Office with wall-to-wall carpeting, Farrow & Ball paint on the walls and ceiling, an under-stairs closet, and access to the front crawl space. There are 2 independently controlled banks of recessed lights,

³⁰ Calacatta is a premium form of white Carrara marble from Tuscany, Italy (<https://www.stonecontact.com/calacatta-carrara-marble/s2893>).

plus cable, phone, and additional electrical outlets at the far-end office area.

The finished Laundry Room features a matching front-loading LG washer and dryer. The room has built-in IKEA wood cabinets, formica countertops, and coordinating glass-tile backsplashes with Farrow & Ball paint. The large white porcelain laundry sink has a Grohe faucet³¹ with a single-hole pullout combination faucet/sprayer. There are 2 banks of ceiling lights, plus recessed lighting under the upper cabinets to illuminate each countertop. A storage closet with French doors, adjacent to the furnace room, provides deep storage on strong shelves. Also, there is a louvered pocket door between the Laundry Room and the Furnace Room to divide these 2 areas if desired, as well as a separate door between the Rec Room and Laundry Room.

The basement Bathroom has a Grohe pedestal white porcelain sink, an enclosed shower stall with glass walls and door, and the sink faucet and shower

³¹ <https://www.grohe.us/>

fixtures are by Grohe in chrome finish. The room has 2 independently controlled wall and ceiling lights, and an exhaust fan. The Farrow & Ball paint is color-coordinated with the Laundry Room.

The Furnace Room has two large storage closets, a utility sink, and a large-capacity gas water heater. The HVAC system includes a Carrier Infinity 58MVC natural gas furnace with an Aprilaire³² fan-powered whole-house humidifier, a Carrier WeatherMaker Two-Speed Air Conditioning Unit, and 3 of a maximum 4 Carrier damper-controlled zones (1st floor/basement, the addition, and the 2nd floor). There is a zone sensor-control in each zone and a master control in the center hall.

The 10,300 square-foot lot has a private back yard facing on the NIH Greenway, 2 large silver maples, 2 large Japanese cherry trees (Fuji in front and Kwanzan in back), 12 Japanese maples of several varieties, 4 flowering Sargent and Robertson crabapple trees, a number of large crepe myrtles, junipers on the front slope to the street,

³² <https://www.aprilaire.com/whole-house-products/humidifier/model-700>

rhododendrons, azaleas, hydrangea, and many other plants, including vinca, pachysandra, and lily ground cover around much of the house and border beds. The yard attracts more than a dozen species of birds, especially during spring and fall migration season, and fireflies in summer.

The large Garden Shed was custom-built in the 1950s. It has German wood siding and a cedar shake roof. The rain gutter in front has a copper rain chain, and the back gutter has a downspout. The open covered porch in front has a Pennsylvania bluestone floor. The shed was recently electrified with lighting inside, and a pair of exterior carriage lamps to illuminate the shed's porch on each side of the entry door.