



FEATURES & SPECS OUTLINE

02/23/21

3061 North Pollard Street Arlington, VA 22207

INTRODUCTION:

Another custom home designed & built by Pollard Homes with a stunning Modern Prairie design that combines an open and functional floor plan with quality finishes & superior craftsmanship. **NEW INCLUDED UPGRADES:** Monogram Appliances, Master Roof Deck, Living Room Deck with Glass Railings, Landscape Design Package, Irrigation System, Modern Glass Garage Door, Upscale Pivot Front Door, Conditioned Garage/Gym, Connectivity, Master Dressing Room Built-ins, etc. Early opportunity to customize some interior finishes.

Situated on a corner lot in Bellevue Forest, this spacious home includes 5,622 sq ft of finished living space with an integral two car garage/gym. Features of the home include 10' ceilings on all three levels, wide plank European Oak flooring, gourmet kitchen, and a main level en-suite bedroom. In addition to the oversized stairway with an abundance of natural light, an optional elevator is included in the design with the shaft already designed & constructed. The spacious master suite is highlighted by a grand bedroom with magnificent views, luxury bath, hers & his dressing rooms, and a roof deck. Two private en-suite bedrooms and a laundry room complete the upper level. The luxuries continue with a finished lower level that includes two en-suite bedrooms and a spacious family room with a wet bar & media area.

On a quiet street in the highly sought after Bellevue Forest neighborhood, 3061 North Pollard Street is located within the coveted Donaldson Run Pool boundary and is surrounded by many parks including Potomac Overlook, Marcey, and Gulf Branch. The main floor's living room and open concept kitchen/dining room with modern finished solid American Cherry cabinets and an oversized island are perfect for entertaining. Cozy up around the contemporary linear glass fireplace or step out to the living room porch, spacious deck, or dining room porch to enjoy the outdoors. No detail has been overlooked with features including Modern Prairie painted solid wood trim, custom built and finished closet shelving, and exposed ceiling beams in the living and dining rooms. A secluded en-suite bedroom, intimate study, large pantry, and private powder room complete the main level. The spacious master suite is highlighted by a grand bedroom, his & her dressing rooms and a large roof deck with dramatic elevated views. The luxurious master bath likens a spa with large format Calcutta Statuario classic marble tiles, a deep soaking tub, double modern vanities and a grand dual walk-in shower. The well-appointed bright walk-out finished lower level includes a 2 car conditioned garage/gym with 12' ceilings and a spacious family room with an abundance of natural light. Two additional private en-suite bedrooms add to the ever expansive living space.



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EXTERIOR FEATURES:

- [Limited Lifetime Warranty GAF Timberline HDZ Architectural Roof Shingles:](#)
- 3' cedar toned overhangs with powder coated aluminum fascia
- [AlSCO Oversized 6" Powder Coated Aluminum Gutters & Downspouts w/ Gutter Guards:](#)
- [Lassen Model Pivot Front Door from the Pivot Door Company](#)
- [Andersen 100 Series Windows & Doors:](#)
- [Wayne Dalton 8800 Contemporary Oversized Acid-Etched Full Glass Garage Door:](#)
- [Liftmaster 8500W Wall Mount Wi-Fi Garage Door Opener](#)
- [Simpson 6 Light Contemporary Front Entry Door w/ Sidelight:](#)
- [HardiePlank Select Cedarmill Lap Siding:](#)
- [Allura Stucco Panels:](#)
- [Allura Plycem Exterior Trim:](#)
- [Shenandoah Stone Hunter Mountain Ledge Stone Veneer & Balcony Columns:](#)
- [Three Oversized Covered South Blue Flagstone Porches:](#)
- [Two Covered Balconies plus Family Room & Roof Decks w/ Fiberon Decking & Peak Glass Railing System:](#)
- [AB Martin Standing Seam Porch Roofs:](#)
- [Newline Terrace Stone Paver Driveway and Front Walkway:](#)
- [Newline Rosetta Cast Stone Landscape Exterior Stairways:](#)
- [Cornerstone 100 Serie Block Retaining Walls and Planters:](#)
- [Halo Flat Panel Recessed Exterior Lighting:](#)
- LED landscape lighting package
- Irrigation System
- Two Exterior Hose Bibs
- Six Exterior Outlets at Porches & Balconies
- [Nest Hello Doorbell Camera:](#)
- [Google Nest Yale Deadbolt:](#)
- [Superior Walls Precast Concrete Xi Insulated Foundation Walls:](#)
- Interior and exterior foundation drain system w/ dual gravity drains to daylight & passive Radon under-slab ventilation system
- [Premium Landscaping Package per LDA Plans w/ Sodded Lawn:](#)



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INTERIOR FEATURES:

- 5,622 Square Feet of finished conditioned living space
- 10' Ceilings on all three levels w/ 10' foundation walls
- Fully Finished Full Walkout Lower Level w/ multiple entries
- Six Large "En-suite" Bedroom Suites
- Six Full Bathrooms and Powder Room
- Main Level Study with optional built-ins
- Main Level 2nd Master Suite
- 900+ SF Master Suite w/ 175 SF Roof Deck
- Conditioned Gym/Garage flex space
- Large Storage Closets at all three levels
- Elevator option available & approved w/ shaft already constructed
- [Red Oak Staircases with oak treads, painted risers, contemporary oak handrail & newel posts, and painted hardwood balusters](#)
- Wire brushed [7-1/2" European White Oak Wide Plank](#) hardwood Flooring throughout home w/ 50 year manufacturer's finish warranty, custom tinted glazed stain w/ 7 Layer Treffert UV- cured urethane with aluminum oxide finish
- [SouthWind 9" Luxury Vinyl Plank](#) flooring in the Gym
- Regency Horizon HZ54E 54" contemporary high efficiency direct vent gas fireplace in Family Room with custom floor-to-ceiling surround
- Upper Level Laundry Room with electric washer/dryer hookups, [Diamond Wintucket Grey Cabinets](#) & [MSI Calacutta Laza Q-Quartz](#) countertop
- [Modern Prairie Painted Solid Wood Interior Trim](#) package w/ 1x4 Casing, 1/8 base w/ base cap detail, 5/4 x 4 windowsills, 1x6 door & window headers w/ 5/4 nosing
- [Solid Wood Trimmed Exposed Ceiling Beam](#) detail at Living & Dining Rooms
- [Lassen Model Pivot Front Door from the Pivot Door Company](#)
- [Interior Doors: Masonite Logan](#) 8' tall x two panel solid core doors,
- [Interior Glass Doors: Masonite 10 Light Square Top \(1510\)](#) 8' tall painted double doors at Study & Family Room entries
- [Custom site built & finished closet shelving to match interior trim package](#)
- Consumer Reports top rated [Behr Ultra "Scuff Defense" Ultra Durable" Flat & Semigloss](#) wall, ceiling & trim paint finishes
- [Schlage Latitude Lever w/ Century Trim](#)
- Multi Floor Sound Proofing System with USG RC Channels and insulated interior walls and floors



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ENERGY EFFICIENCY:

- [Bosch Greentherm 9000 Series](#) Gas Fired Tankless Water Heater w/ integral multi-zone re-circulator for on-demand hot water throughout home
- [Three-zone Honeywell TrueZONE HVAC system](#) w/ [AirTemp VG7TC 120K BTU 2 Stage 95% High Efficiency Natural Gas Furnace](#) and [AirTemp 5 Ton 2 Stage 16 SEER High Efficiency AC System](#) w/ 10 year manufacturer's warranty and Consumer Report's top rated [Nest Learning Wi-Fi Thermostats](#)
- Insulation package that includes air-sealing, R-19 fiberglass faced insulation in all exterior walls, R-38 blown in insulation in the attic, R-11 fiberglass batts in all interior walls & floor systems
- [Andersen 100 Series Windows & Patio Doors with high performance Low-E glass and screens](#)
- Dupont Tyvek House Wrap Weather Protection System ([DuPont Tyvek Home Wrap](#), [DuPont FlexWrap](#), and [DuPont Flashing Tape](#))

KITCHEN & BAR FEATURES:

- Cabinets: Custom designed and built w/ modern overlay inset panel doors & drawers; [Solid American Cherry Kitchen Slate Grey Stain & Glaze w/ contemporary stainless steel bar pulls](#)
- Countertops: [MSI Q Quartz Calacatta Laza](#) countertops with three [Artisan Manufacturing 16 Gauge Pro-Style Undermount Stainless Steel Sinks](#), [Stainless Steel Dual Outlet Commercial Main Kitchen Sink Faucet](#) and [Insinkerator Badger 500 Garbage Disposal](#)
- Range: [Monogram Duel Fuel Professional Range with 6 Burners and Grill Model ZDP486NRNSS](#)
- Range Hood: [Kucht 48" Stainless Pro-Style Model KRH4820A](#)
- Refrigerator: [Monogram 48" Smart built-in Side-by-side Refrigerator Model ZISS480NNSS](#)
- Microwave Drawer: [24 in. 1.2 cu. ft. 950W Sharp Stainless Steel Microwave Drawer Oven Model SMD2470ASY](#)
- Dishwasher: [Bosch 800 Series Stainless Steel Model SHPM78Z55N](#)
- Wine Storage: [Zephyr Presrv French Door Dual Zone Wine Cooler](#)
- Beverage Cooler: [Zephyr Presrv Single Zone Beverage Cooler](#)
- Tiled Backsplash coordinated with countertops
- LED Undercabinet Strip Lighting
- Commercial grade dual output main kitchen faucet



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BATHROOM FEATURES:

- [Custom Master Bathroom Design](#) featuring dual vanity suites, separate soaking tub and large tiled double shower
- Showers: [Hansgrohe High-Flow Ecostat Thermostatic Chrome Trim S with Volume Control and Diverter](#) w/ separate rain showers & handheld shower heads for all seven showers
- Inset maple vanity with upgraded Moen faucets, D handheld, and rain head in the master bathroom
- [Designer large format tile in all bathrooms](#) w/ [Statuary Marble Porcelain Tile at Master Bath](#)
- [Overlay Maple vanities with Kohler fixtures](#) and frameless clear glass enclosures in all secondary bathrooms
- Natural Stone countertops in all bathrooms
- Designer hardware for all vanities

ELECTRICAL & LIGHTING FEATURES:

- 400 Amp Underground Service w/ dual Square D 40 circuit each (80 total) large capacity main panels
- Approved combination hardwired smoke detectors & carbon monoxide detectors per code
- CAT6 network & RG6 communication wiring
- [Halo LED flat panel recessed lighting](#), interior & exterior throughout
- Ceiling fan rough-ins in all rooms & stairwell
- [Lutron Decora outlets & switches](#)
- [Lutron Claro screwless cover plates](#)
- Built-in USB charge ports throughout

WARRANTY & QUALITY ASSURANCE:

- 1 year front door to back door warranty
- 5 year structural warranty
- Pre-construction, pre-drywall, pre-settlement meetings, & walkthrough orientation
- 30 Day and 1 year service warranty appointments
- 1 year drywall and paint warranty
- Manufacturer's warranties registrations & manuals