1800 MONZA RD

MCLEAN, VA 22101















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Features and Specifications
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Interior Features

- AApprox 7,720 Square Feet of Finished Living Space including finished bonus room above garage
- 6 spacious bedrooms
- 6 full bathrooms and two powder rooms
- First Floor Office/6th Bedroom
- 10' first floor ceilings with 9' foundation and 9' second floor ceilings
- Finished basement with basement bedroom, full bath, exercise room with rubber flooring, large rec room with walk up wet bar, powder room, game room, finished storage, and mechanical room
- First Floor includes Library, Dining Room, Powder Room, Family Room with wood burning fireplace, Morning Room, Kitchen with large island, Butler's pantry, walk-in pantry, bedroom, full bath, mudroom with cubbies and washer/dryer rough-in
- Second floor includes primary bedroom and bathroom with two walk-in closets, laundry room with electric washer/dryer hookups and built-in overflow drain and three secondary bedrooms each with its own en suite bath and walk-in closets
- Over 310 SF finished bonus room above garage with hardwood flooring and separate HVAC system
- White Oak Staircases with oak treads, painted risers, oak handrail, and black horizontal balusters
- 7" White Oak Select Hardwood flooring in the family room, dining room, library, kitchen, guest suite, foyer, upstairs hallway, secondary bedrooms, bonus room and primary bedroom with flush mount vents throughout
- 7" Luxury Vinyl Tile with shoe molding in the basement with Shaw carpeting in the basement bedroom and rubber flooring in the exercise room
- 42" Wood burning fireplace with gas line and stone surround in the family room
- 2nd floor laundry room with electric washer/dryer hookups and built-in tiled floor drain
- Elaborate trim package
- 2 panel solid core doors
- Elevator Shaft for future install
- Wainscoting in the dining room, library, foyer, stairwell, and upstairs hallway
- 10" base throughout the entire 1st Floor and 8" base throughout basement and 2nd Floor
- Three-piece crown molding in the foyer, dining room, living room, powder room, study, upstairs hallway, and master bedroom
- Custom built closet shelving
- Tray ceiling in the master bedroom
- Speakers in the kitchen, family room, dining room, master bath, master bedroom, basement rec room and screen porch
- Sherwin-Williams ProMar 200 Zero VOC on walls, Sherwin-Williams Supreme on ceilings and Sherwin-Williams ProMar 400 Zero VOC on trim

Exterior Features

- 18,925 Square Foot Lot
- Hardie-Plank Smooth Siding
- Limited Lifetime Warranty Tamko Heritage architectural roof shingles
- Standing Seam Metal Roof on front porch
- MiraTEC cornice/exterior trim
- Oversized 6" Aluminum Gutters and Downspouts with gutter guards
- Interior and exterior foundation drain system with sump pump
- Flagstone front porch
- Brick water table on front elevation
- Concrete Driveway and Apron
- Professionally landscaped home-site with sprinkler system and lighting
- Three car garage with windows, electronic opener, keypad, and car charger rough in
- 13' x 19' Screen Porch with flagstone flooring, outdoor speakers, ceiling fan, electric heaters, and PVC railings
- Large Flagstone patio with gas line for grill
- Stain grade front door
- Designer exterior lighting
- Three hose bibs
- Four exterior electrical outlets
- Ecobee Doorbell camera

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Kitchen Standard Features
- Custom designed and built inset maple kitchen and butler's pantry cabinetry from Bulls Eye Wood Specialties with designer knobs
- 2 ½" Quartz countertops with Kohler Whitehaven apron sink, Moen under sink water filtration system and Badger 500 Garbage Disposal
- 48" Wolf Gas Range/48" Sub Zero Refrigerator/ 30" Wolf Microwave/ 2 Bosch 800 Series Dishwashers/ 2 Beverage Fridge/Badger 500 Contin
- Tiled Backsplash

Bathroom Features
- Custom master bathroom design featuring dual sinks, separate soaking tub and tiled shower with frameless glass enclosure and heated floors
- Inset Maple vanity with Kohler faucets, handheld, and rain head in the master bathroom
- Designer tile in all bathrooms
- Overlay Maple vanities with Kohler fixtures and semi-frameless glass enclosures in all secondary bathrooms
- Natural Stone countertops in all bathrooms
- Designer hardware for all vanities

Electrical Features
- 400 Amp Service
- Upgraded Designer light fixtures
- Approved smoke detectors/ carbon monoxide detectors per code
- CAT6/RG6 wiring
- Recessed lighting in Foyer/Hall, family room, kitchen, upstairs hallway, master bedroom, secondary bedrooms, and basement
- Ceiling fan rough ins in all upstairs bedrooms, family room, and screen porch

Energy Efficiency
- PProLine XE 75-gallon gas water heater
- 3-zone HVAC system with Aprilaire humidifier and Aprilaire Media air cleaner (Merv 8) on zone 1 (lower zone) and HD Wifi Programmable Thermostats
- Insulation package that includes air-sealing, R-19 insulation in all exterior walls, R-49 blown in insulation in the attic, and Flash and Batt in cold floors and joist end bays
- Andersen 400 Series casement windows with high performance Low-E glass and screens
- Andersen exterior doors
- Simpson Stain Grade Front Door
- TYPAR Weather Protection System (TYPAR Building Wrap, Flashings, and Construction Tapes)

Warranty and Quality Insurance
- 1-year front door to back door warranty
- Pre-Construction meeting, pre-drywall meeting, and pre-settlement meeting
- 30 Day and 1 year service warranty appointments
- 1 year drywall and paint warranty
- 3rd generation home builder



LOWER



MAIN



UPPER

Welcome to the latest offering from M-R Custom Homes on a sprawling 18,925 square foot lot in the Chesterbrook area of McLean. Located at the end of a quiet street, this beautiful new custom home features 7,721 square feet of impeccably finished living space across three levels, seven bedrooms, six full bathrooms, two powder rooms, a three-car attached garage, dual staircases, and an elevator shaft for optional conversion. Enter through the covered front porch into the main level, where 10-foot ceilings, herringbone white oak floors, and elaborate trim detail create a dazzling first impression. The gourmet kitchen features custom inset maple cabinetry, 2.5" quartz countertops, 48" Subzero refrigerator, 48" Wolf gas range, two Bosch dishwashers, and a built-in Wolf microwave. Through the morning room is a great room with a coffered shiplap ceiling and a gas fireplace with natural stone surround. Flanking French doors lead you to the flagstone screened porch—complete with ceiling mounted heaters, speakers, and skylights. Adjacent to the screened porch is a large flagstone patio, offering a 2nd outdoor living space to enjoy the fully fenced backyard. A formal dining room with butler's pantry, a private study, a main-level guest suite, a formal powder room, and a mudroom with built-in cubbies complete the main level living spaces. The upper level is highlighted by a luxurious primary suite with dual walk-in closets with built-ins, and a spa-like bathroom with heated floors, double vanities, a freestanding soaking tub, and a heavy glass-enclosed shower. The walk-up lower level features a recreation room with wet bar, an exercise room with rubber flooring, a guest suite, and a separate powder room. Sited on a professionally landscaped lot with full yard irrigation system and room for a swimming pool—this property offers convenient access to Chesterbrook shopping center, Chesterbrook Swim and Tennis Club, downtown McLean, and much more.

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