

Kettle Creek

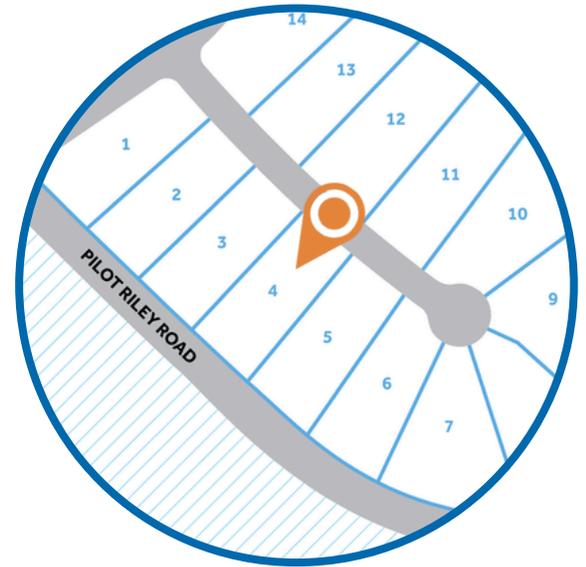
HOMESITE 4

45 Diamond Creek Drive
Zebulon, NC

THE CAMELLIA HOMEPLAN

ELEVATION FH

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.71 ACRE

Kettle Creek offers spacious homesites ranging from 0.6 to over 2 acres, providing plenty of room to create your own private retreat. Located just outside Wake County in the growing Research Triangle Park region, the community blends peaceful living with convenience—only 25 minutes from downtown Raleigh and convenient access to RDU International Airport. Residents are also minutes from Five County Stadium, along with local dining, golf, disc golf, and small-town charm in nearby Zebulon, one of North Carolina’s fastest-growing towns and highly rated schools.

NEW HOME SPECIALISTS

910.405.8311

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Photos, Options,

Virtual Tours & More

SALES AND MARKETING BY:

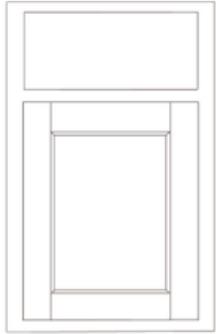


*Subject to change without notice. See pg. 5 for full disclaimer.

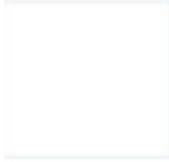


Upon entry, the foyer opens to a formal dining room painted in SW "Rare Gray," featuring wainscoting and a coffered ceiling. A nearby mudroom includes stacked washer/dryer hookups, cabinetry, and access to a convenient half-bath. The kitchen boasts "Trigato" quartz countertops, a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, ceramic tile backsplash, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The open great room features a gas log fireplace with a floating mantel and access to a rear covered porch. Off the great room, the spacious first-floor primary suite offers a tray ceiling with crown molding and an en-suite bathroom with a dual sink quartz vanity with a center drawer stack, private water closet, walk-in tile shower, linen closet, and a spacious walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom. Situated on a spacious .71-acre lot, this home features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a SW "Ripe Olive" front door with smart keypad entry. Other highlights include a two-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

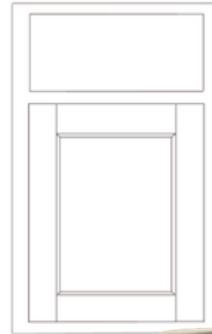
KITCHEN



Color:
White



BATHROOM



Color:
White



FLOORING



EXTERIOR



PAINT



LIGHTING



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY90
- 2x5 Horizontal Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 1/4" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Primary Bath 36"x60" Tile Shower - Wall: CT75 12x24 Staggered w/ #95 Mink Grout / Floor: CT75 2x2 Straight w/ #95 Mink Grout
- SQ21 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Homestead - Shell Taupe #5208 LVP in Foyer, Great Room, Formal Dining Room, Kitchen, Powder Room, Hall #1, Bath #2, Laundry
- CT75 12x24 Staggered w/ #95 Mink Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Accessible Beige SW7036
- Formal Dining Room Accent Color: Rare Gray SW6199
- Picture Frame Style Wainscot and Coffered Ceiling w/ 3 5/8" Crown - Formal Dining Room
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Bar
 - Model: 6537001-962
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained in Gray Chestnut

EXTERIOR

- 6-Panel Front Door, 1 1/2 Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Ripe Olive SW6209
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Scottish Thistle Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- White Exterior Trim
- 4 over 4 White Windows
- Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware and Glass Inserts
- White Gutters

APPLIANCES

- Stackable Washer/Dryer in Downstairs Laundry

DESIGN OPTIONS SUMMARY

STRUCTURAL

	BASE PRICE: \$434,900
Optional Elevation FH	\$2,450
Optional Rear Covered Porch – 10’ x 12’	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$37,189

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
 Raised/Elongated Toilet (x2- Powder Room, Bath #2)
 Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
 6-Panel Front Door, 1 ½ Light Sidelights & Transom Package
 Kitchen Pendant Lights: Arilda One Light Pendant - 6537001 (x2- Over Kitchen Bar)
 Add Recess Light Assembly to Non Standard Location (x4- Kitchen)
 Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
 Add Smart Keypad Deadbolt Front Door
 Add Spear Style Decorative Hardware to Garage Door
 Add Decorative Glass & Inserts to 16x7 Door
 Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
 Add Level 1 Coffered Ceiling with 3 5/8" Crown - Formal Dining Room
 Level 1 Rails 1st Floor
 Kitchen - Add 42" Wall Cabinets
 Add Refrigerator End Panels to Standard Cabinet Layout
 Add 2 ¼" Crown to Standard Cabinet Layout
 Primary Bath - Adult Height Vanity
 Add 12" Stack of Drawers to Primary Bath Vanity
 Kitchen Level 1 Quartz
 Upgrade all Vanity Bowls to Square Bowls
 Fillmore Floating Mantel
 Sherwin Williams Duration Flat Paint Whole House Package
 LVP Level 2 - Foyer, Great Room, Formal Dining Room, Kitchen, Powder Room, Hall #1,
 Bath #2, Laundry
 Ceramic Tile Level 3- Primary Bath
 Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology
 Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
 Canfield Lighting Package Brushed Nickel (Whole House)
 Upgrade to Front Door Handleset
 Stainless Steel Electric Range, Microwave and Dishwasher
 Add Stackable Washer/Dryer

TOTAL OPTIONS ADDED \$50,089

TOTAL SALES PRICE: \$484,989

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