

Kettle Creek

HOMESITE 8

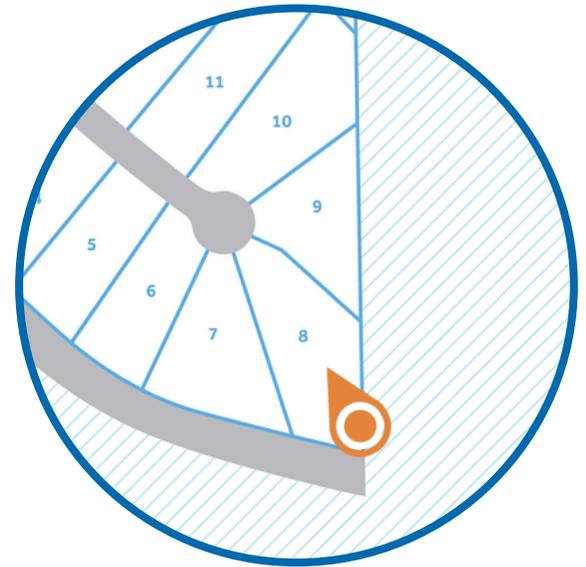
10 Diamond Creek Drive
Zebulon, NC

THE CLAYTON HOMEPLAN

ELEVATION F

2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE

W/ WORK AREA



.98 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

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Photos, Options,
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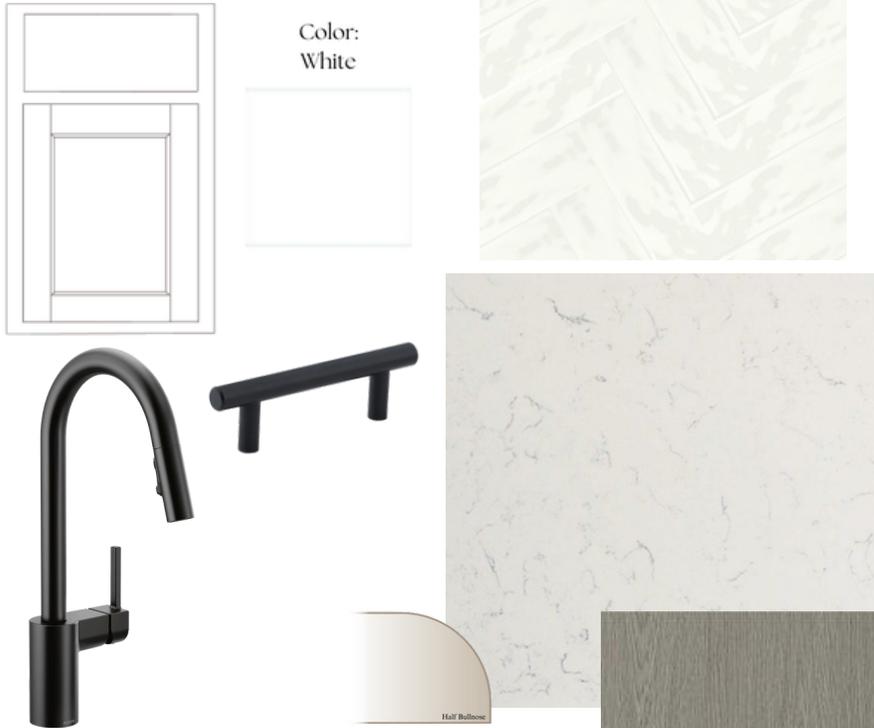
SALES AND MARKETING BY:





The first-floor primary suite features a tray ceiling with crown molding and an ensuite bathroom with dual quartz sink vanity with a center drawer stack, walk-in tile shower, garden tub, private water closet, and walk-in closet. The great room includes a gas log fireplace with a floating mantel and opens to the rear covered porch for easy outdoor living. Off the foyer, a formal dining room showcases a square panel accent wall painted in SW "Gale Force". Located just off the garage entry, the mudroom includes cabinetry, stacked washer/dryer connections, and a convenient half-bath. The kitchen flows into the great room and breakfast area with an island, "New Willow White" quartz countertops, white cabinets, herringbone subway tile backsplash, pantry, and stainless-steel appliances. Upstairs offers a loft with linen storage, a home office, three bedrooms, two full bathrooms, and a laundry room with washer/dryer connections. Sitting on a spacious .98-acre lot, this home features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a SW "Sea Serpent" front door with smart keypad entry. Additional highlights include a two-car garage with a garage workshop, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN



BATHROOM



FLOORING



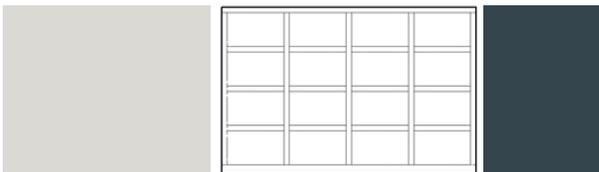
EXTERIOR



LIGHTING



PAINT



KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- 1/2 Bullnose Edge New Willow White Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY90 4x12 w/ #44 Bright White Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" 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)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, and Bath #3
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Primary Bath 36"x48" Tile Shower - Wall: CT76 12x12 Straight w/ #89 Smoke Gray Grout / Floor: CT76 2x2 Straight w/ #89 Smoke Gray Grout
- Primary Bath Garden Tub Surround - CT76 12x12 w/ #89 Smoke Gray Grout
- SQ22 w/ #78 Sterling Silver Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- House - Hearthstone Gray #5234 LVP in Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
- CT76 12x12 Straight w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Accent Wall Option #1 - Square Panel Accent Wall: Satin Painted Gale Force SW7605 - 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 Labette Medium Three Light Lantern Pendants over Kitchen Island
 - Model: 5240603-12
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained in Whitefill Oak

EXTERIOR

- 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Short Panel Garage Door w/ Spear Style Decorative Hardware and Glass Inserts
- Black Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL	BASE PRICE: \$460,100
Optional Elevation F	\$1,750
Optional Rear Covered Porch – 12’ x 10’	\$8,800
Optional Garage Storage/Work Area	\$6,820
Optional 1st Floor Laundry Includes Stacked Washer/Dryer	\$4,875
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$35,910

Align Kitchen Faucet w/ Pull-Down Spray
 Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
 Raised/Elongated Toilet (x3- Powder Room, Bath #2, Bath #3)
 Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package
 Kitchen Pendant Light: Labette Medium Three Light Lantern Pendant - 5240603-12 (x2- Over Kitchen Island)
 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 Accent Wall Option #1 - Painted Square Panel Accent Wall - 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/Breakfast Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
 Ceramic Tile Level 2- Primary Bath
 Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology
 Level 2 Classic Straight Tile Pattern – Standard Tile Shower
 Level 2 Classic Straight Tile Pattern – Garden Tub Surround
 Canfield Lighting Package Brushed Nickel (Whole House)
 Upgrade to Front Door Handleset
 Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$59,805

TOTAL SALES PRICE: \$519,905

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