



## The Chelsea Homeplan

ELEVATION FH

2,668 SQFT | 4 BR | 3 BA | 3 CAR GARAGE



**.716 ACRE**

## OVERVIEW

Picture arriving home to your beautifully crafted new single-family residence on a private, wooded lot that feels like your own personal retreat, with oversized homesites offering ample space for gardens, play areas, outdoor entertaining, and the serenity of mature trees and open skies. Life here blends Zebulon's small-town charm and family-friendly amenities, from excellent schools like Zebulon Elementary, Zebulon Middle, and East Wake High, to weekends at Zebulon Community Park with playgrounds, trails, and disc golf, evenings strolling charming downtown shops and restaurants, Carolina Mudcats games at Five County Stadium, or summer fun at Little River Park—all just 20-25 minutes from downtown Raleigh's vibrant dining, entertainment, and opportunities.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com

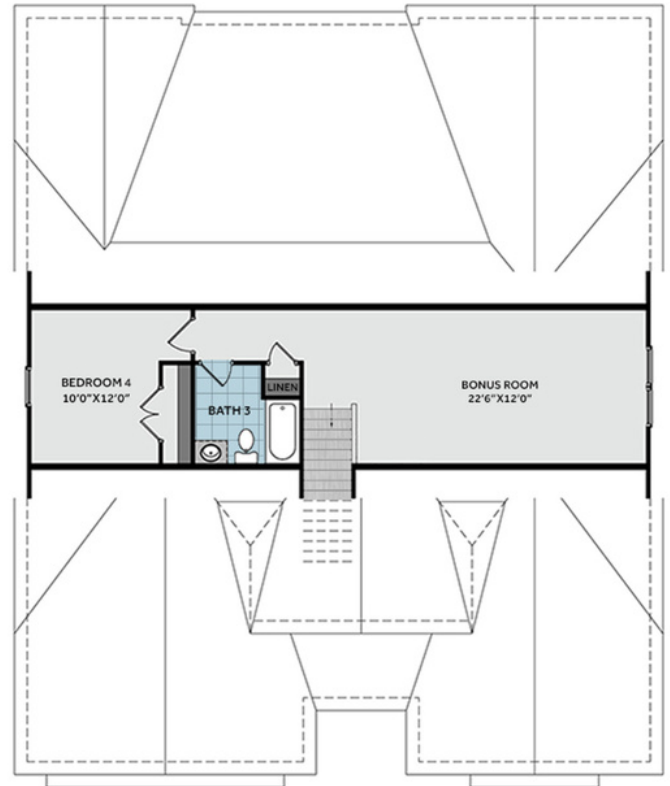
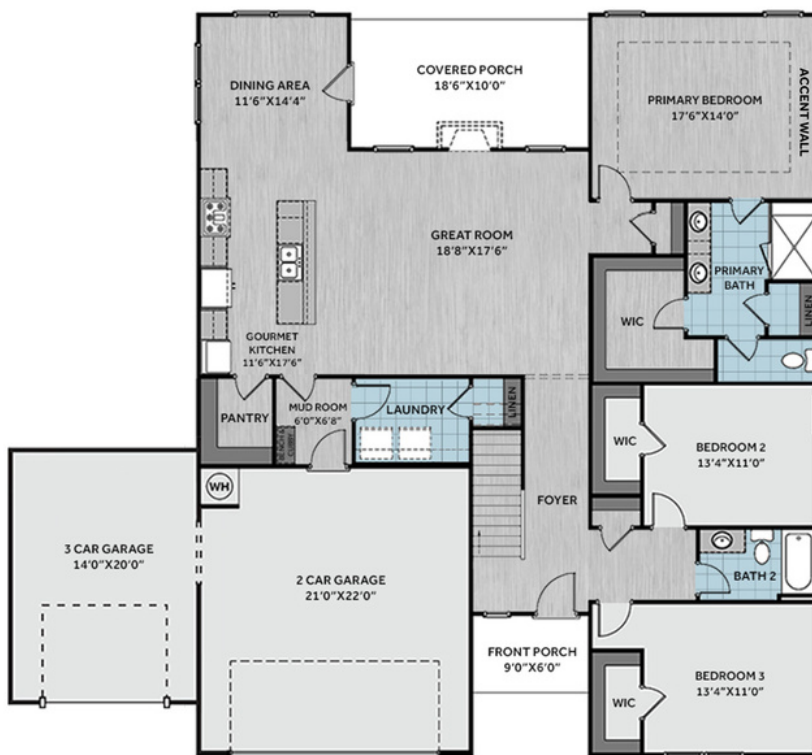
SALES AND MARKETING BY:



PHOTOS,  
OPTIONS,  
VIRTUAL TOURS  
& MORE

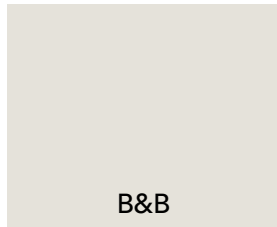
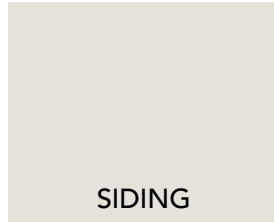
See last page for disclaimer.





The open-concept great room features a gas log fireplace with a floating mantel and flows into the kitchen and dining area. The gourmet kitchen offers a large island, "Rusta" quartz countertops, "Fog" shaker cabinets with a "Jade" accent island, ceramic tile backsplash, pantry, and stainless-steel appliances including a gas cooktop, wall oven, built-in microwave, and dishwasher. The dining area opens to the rear covered porch, while two-piece crown molding enhances the main living spaces. The first-floor primary suite showcases a tray ceiling with crown molding, a board-and-batten accent wall painted in SW "Agreeable Gray", and an ensuite bathroom with a dual sink vanity with a center drawer stack, walk-in tile shower, private water closet, linen closet, and spacious walk-in closet. Two additional first-floor bedrooms with walk-in closets share a full hall bath. A mudroom with built-in bench and cubbies leads to the laundry room with linen storage. Upstairs, a fourth bedroom, full bathroom, and family room provide flexible living space. Exterior features include cement board siding, board and batten accents, a stone skirt, dimensional roof shingles, and smart keypad entry. Situated on a 0.71-acre lot, this Energy Plus certified home includes a 3-car garage, fiber internet availability, and a 1-2-10 in-house builder warranty.

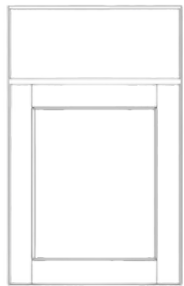
## EXTERIOR



## Exterior

- Painted Craftsman 3-Light Glass View over 3-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt & Front Door Handleset
- Front Door Painted: Pewter Green SW6208
- Moire Black Dimensional Shingles
- Driftwood - Stack Stone Accent
- Origami White SW7636 Fibercement Body Siding
- Origami White SW7636 Fibercement Board & Batten Accent
- 2 over 2 White Windows
- Dark Bronze Gutters
- White Garage Door w/ Window Inserts & Black Hardware
- Exterior Light: 8637401-12
- Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
- Sod Location: Front & Sides

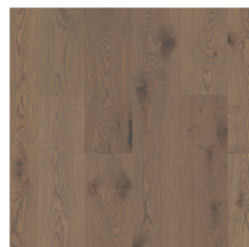
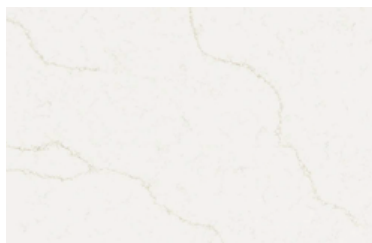
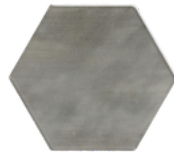
## KITCHEN



Color:  
Fog



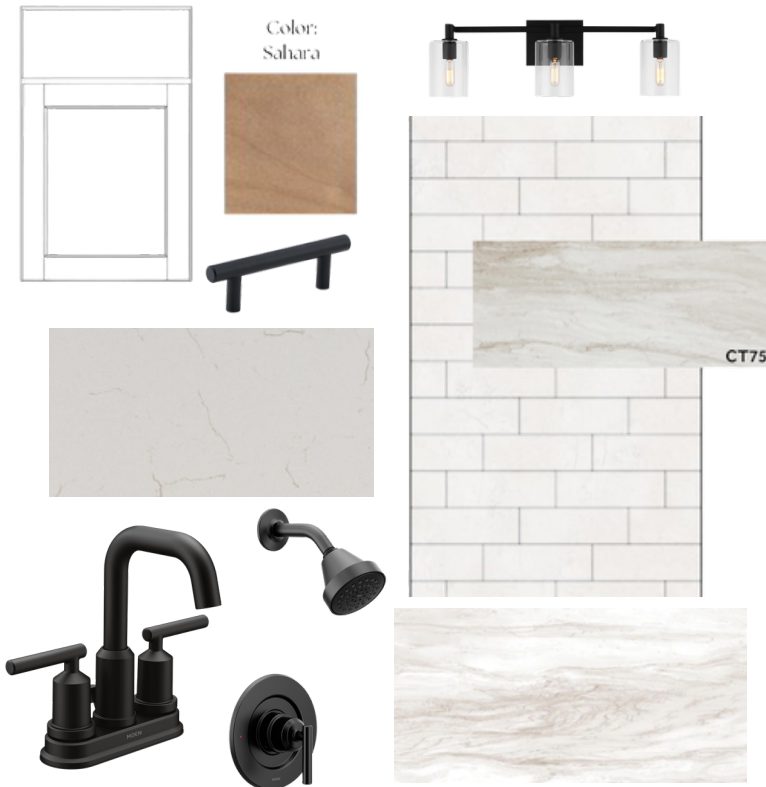
Color:  
Jade



## Kitchen

- Align Kitchen Faucet w/ Pull-Down Spray in Matte Black
- Kohler Short Apron Single Bowl White Kitchen Sink
- Gourmet Kitchen Layout w/ Refrigerator End Panels, Coved Crown, ¾" Light Rail, & 42" Wall Cabinets
- Bella Fog Full Overlay Shaker Painted Maple Cabinets w/ BP7227128-900 Matte Black Pulls
- Kitchen Accent Island Bella Jade Full Overlay Shaker Painted Maple Cabinets
- Soft Close Hinges on Doors
- Flat Polish Edge Rusta Quartz Countertops
- Mesmerist 4" Hexagon / MM32 4" Hexagon w/ #24 Natural Gray Grout Kitchen Backsplash
- Hardwood Flooring: Impressions White Oak - Wilderness #5048
- Kitchen Pendant Light: Arilda One Light Pendant - 6537001-112 (x2- Over Kitchen Island)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)

## PRIMARY BATH



## Primary Bathroom

- Bella Sahara Full Overlay Shaker Stained Maple Cabinets w/ BP20576-900 Matte Black Pulls
- Soft Close Hinges on Doors
- Primary Bath - Adult Height Vanity
- Add 12" Stack of Drawers to Vanity - Primary Bath
- Trigato Quartz Countertops w/ Square Bowls
- Gibson 4" Spread Matte Black Plumbing
- Elite Tile Pattern - Option #2 Tile Shower 42"x72" / Wall: CT75 6x18 Glossy Staggered w/ #95 Mink Grout / Floor: CT75 2x2 Straight w/ #95 Mink Grout
- Tile Shower Wall to Ceiling - Option #2 Tile Shower
- Tile Flooring: CT75 12x24 Staggered w/ #95 Mink Grout
- Semi Frameless Shower Door - Primary Bath
- Add Framed Mirrors to Primary Bathroom
- Raised / Elongated ADA Gerber Banner Toilet in Primary Bath
- Primary Bath Lights (x2) - 4464203-112

## SECONDARY BATHS



## Secondary Baths

- Bella Jade Full Overlay Shaker Painted Maple Cabinets w/ BP20576-900 Matte Black Pulls
- Soft Close Hinges on Doors
- Bath 2/Bath 3 - Adult Height Vanity
- Simply White Quartz Countertops w/ Square Bowls
- Gibson 4" Spread Matte Black Plumbing
- Fiberglass Tub/Shower Combo - CT75 w/ #95 Mink Grout Bullnose
- Tile Flooring: CT75 12x24 Staggered w/ #95 Mink Grout
- Add Framed Mirrors to Secondary Baths - Bath 2/Bath 3
- Raised / Elongated ADA Gerber Banner Toilet in Bath 2/Bath 3
- Bath 2/Bath 3 Lights - 4464202-112

## ADDITIONAL FLOORING



## Additional Flooring/Locations

- Tile Flooring: MC51 8" Hexagon w/ #27 Hemp Grout - Laundry
- Hardwood Flooring: Impressions White Oak - Wilderness #5048 - Foyer, Great Room, Hall 1, Primary Bedroom/WIC
- Carpet Flooring: Windsor Court Ornamental Gate #00122 w/ 6lb Pad - Bedroom 2, Bedroom 3, Bedroom 4, Bonus Room

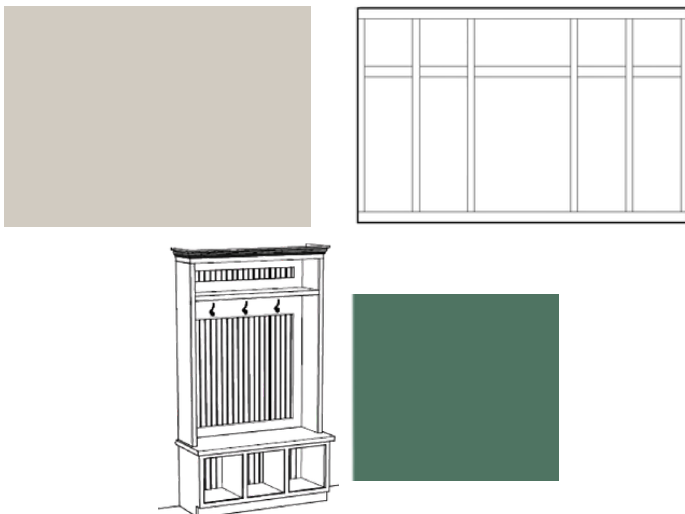
## ADDITIONAL LIGHTING



## Additional Lighting/Locations

- Foyer Light - 7716503-112
- Dining Area Light - 3164205-112
- Interior Ceiling Fan in Great Room & Primary Bedroom - 5DIC52BKD-V1

## INTERIOR PAINT & TRIM



## Interior Paint & Trim

- Sherwin Williams Duration Flat Paint Whole House Package - Agreeable Gray SW7029 w/ White Ceilings
- Paint & Trim Garage - Painted Flat White
- Trim Package Level 3 Base Molding 7¼" & Casing 3¼"
- 2 Piece Crown Molding - Foyer, Great Room, Kitchen/Dining Area
- Bench & Cubby (Drop Zone) 3' Wide - Mud Room Painted Custom Color Formula to Match Jade
- Accent Wall Option #3 - Board & Batten Panel Accent Wall: Satin Painted Agreeable Gray SW7029 - Primary Bedroom
- Level 4 Rails 1<sup>st</sup> Floor
- Oak Treads w/ Painted White Risers - Stairs
- Wood Rod/Shelf Double Row in Primary Suite
- Wood 16" Shelf in Pantry
- Wood Shelf in Laundry

## FIREPLACE



## Fireplace

- Gas Fireplace in Great Room w/ Ozark Floating Mantel Stained to Blend w/ Hardwood

## APPLIANCES



## Appliances

- Gallery Stainless Steel Gas Cooktop, Single Wall Oven, Built-In Microwave w/ Trim Kit and Dishwasher
  - Single Wall Oven- GCWS3067AF
  - Built-In Microwave- GMBS3068AF/GMTK3068AF
  - Cooktop- GCCG3048AS
  - Dishwasher- GDPH4515AF
- Chimney Cabinet Hood w/ 390cfm Blower System

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

BASE HOUSE: \$579,729

|                                     |          |
|-------------------------------------|----------|
| Optional Elevation FH w/ Stone      | \$3,725  |
| Optional 3 <sup>rd</sup> Car Garage | \$16,500 |
| Optional Gas Fireplace              | \$1,650  |

### DESIGN CENTER OPTIONS \$78,328

Align Kitchen Faucet w/ Pull-Down Spray  
 Gibson 4" Spread Matte Black Plumbing Package (Whole House)  
 Raised/Elongated Toilet - Secondary Bath (x2- Bath #2, Bath #3)  
 Painted Craftsman 3-Light Glass View over 3-Panel Front Door & Transom Package  
 Kitchen Pendant Light: Arilda One Light Pendant - 6537001-112 (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 Doors (x2)  
 Add Decorative Glass & Inserts to 16x7 Garage Door  
 Add Decorative Glass & Inserts to 9x7 Garage Door  
 Trim Package Level 3 Base Moulding 7 1/4" Casing 3 1/4"  
 Add 2 Piece Crown Molding (x3- Foyer, Great Room, Kitchen/Dining Area)  
 Add Bench and Cubby (Drop Zone) 3' WIDE  
 Level 4 Rails 1st Floor  
 Add Accent Wall Option #3 – Painted Board & Batten Panel Accent Wall - Primary Bedroom  
 Optional Oak Treads with Painted White Risers  
 Level 2 Bella Full Overlay Shaker Painted Maple Cabinets - Gourmet Kitchen Layout  
 Kitchen Island Multicolor Cabinet Option  
 Add 42" Wall Cabinets - Kitchen  
 Upgrade to Level 2 Kitchen Cabinet Hardware  
 Level 2 Bella Full Overlay Shaker Stained/Painted Maple Cabinets - All Baths  
 Bathrooms Multicolor Cabinet Option  
 Primary Bath - Adult Height Vanity  
 Add 12" Stack of Drawers to Vanity - Primary Bath  
 Hall Bath - Adult Height Vanity (x2- Bath #2, Bath #3)  
 Kitchen Level 2 Quartz  
 Upgrade Kitchen Countertop Edge  
 Kohler Short Apron Single Bowl White Kitchen Sink  
 Upgrade all Bath Vanity Bowls to Square Bowls  
 Primary Bath Level 1 Quartz

## DESIGN OPTIONS SUMMARY CONTINUED

### DESIGN CENTER OPTIONS CONTINUED \$78,328

Ozark Floating Mantel  
 Sherwin Williams Duration Flat Paint Whole House Package  
 Paint Bench & Cubby Custom Semi-Gloss Color  
 Paint & Trim 2 Car Garage - painted flat white  
 Paint & Trim 3 Car Garage - painted flat white  
 Hardwood Lvl 3 ILO LVP Lvl 1 - Foyer  
 Hardwood Lvl 3 ILO Lvl 1 Carpet - Great Room  
 Hardwood Lvl 3 ILO Lvl 1 Vinyl - Kitchen / Dining Area  
 Hardwood Lvl 3 ILO Lvl 1 Carpet - Hall #1  
 Hardwood Lvl 3 ILO Lvl 1 Carpet - Primary Bedroom/WIC  
 Ceramic Tile Lvl 3 ILO Lvl 1 Vinyl - Bath #2  
 Ceramic Tile Lvl 3 ILO Lvl 1 Vinyl - Bath #3  
 Ceramic Tile Lvl 5 ILO Lvl 1 Vinyl - Laundry  
 Ceramic Tile Lvl 3 ILO Lvl 1 Vinyl - Primary Bath Opt. Layout  
 Kitchen Backsplash: Mesmerist 4" Hexagon  
 Level 4 Elite Tile Pattern- Option #2 Tile Shower 42"x72"  
 Tile Shower Wall to Ceiling - Option #2 Tile Shower  
 Level 3 Bullnose Tile Pattern – Fiberglass Shower Surround (x2- Bath #2, Bath #3)  
 Fullton Lighting Package Midnight Black (Whole House)  
 Add Framed Mirrors to Primary Bathroom  
 Add Framed Mirrors to Secondary Baths (x2- Bath #2, Bath #3)  
 Semi Frameless Shower Door - Primary Bath  
 Wood Rod/Shelf Double Row in Primary Suite  
 Wood 16" Shelf in Pantry  
 Wood Shelf in Laundry  
 Carpet Level 2 ILO Level 1 Carpet - Bedroom #2, Bedroom #3, Bedroom #4, Bonus Room  
 Upgrade to Front Door Handleset  
 Gallery Stainless Steel Gas Cooktop, Single Wall Oven, Built-In Microwave w/ Trim Kit and Dishwasher  
 Add Chimney Cabinet Hood w/ 390cfm Blower System

**TOTAL OPTIONS ADDED**

**\$100,203**

**TOTAL SALES PRICE:**

**\$679,932**