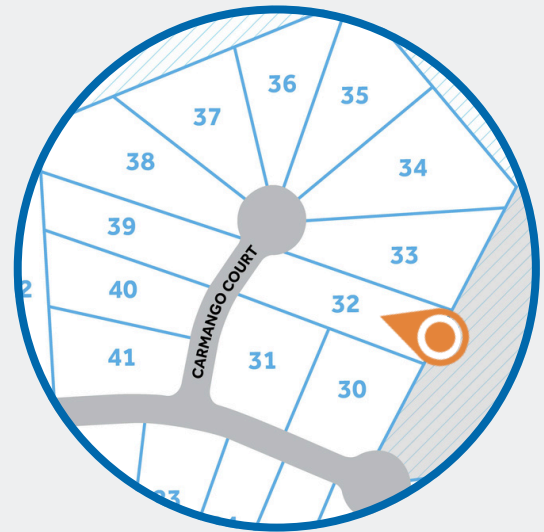




The Rivermist Homeplan

ELEVATION F

2,695 SQFT | 4 BR | 3.5 BA | 3 CAR GARAGE

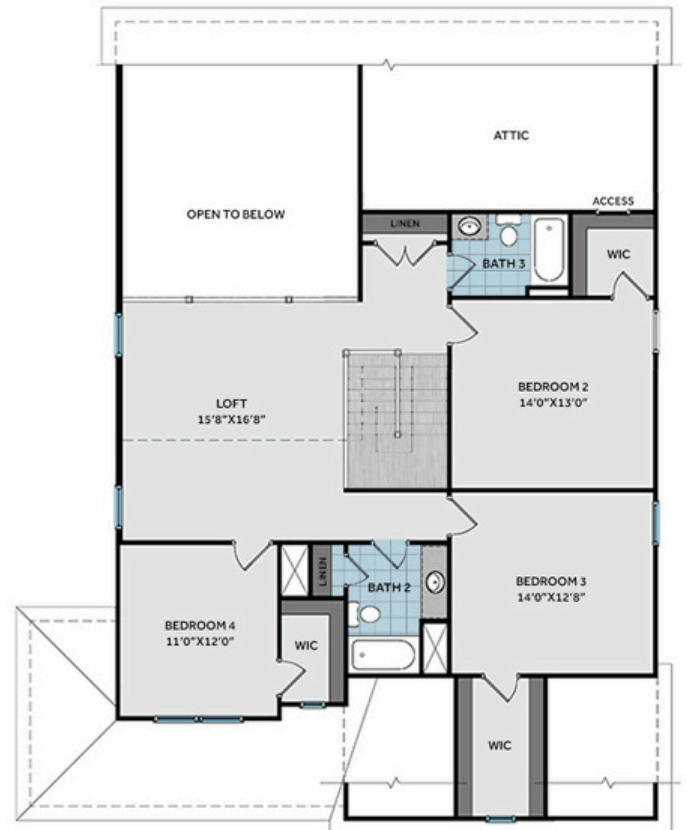


.763 ACRE

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.





This two-story home opens to an open-concept great room with an electric linear fireplace with a SW "Dovetail" painted accent wall, a second-floor catwalk, and access to a rear covered porch. The formal dining room off the foyer is highlighted by a coffered ceiling and wainscoting. The great room flows into the gourmet kitchen with an island with bar seating, "Calacatta Gold" quartz countertops, white shaker cabinets with an "Onyx" accent island, herringbone tile backsplash, and stainless-steel appliances, including a microwave, dishwasher, double wall oven, and gas cooktop. The first-floor primary suite offers a tray ceiling with crown molding, two walk-in closets, and an ensuite bathroom with a dual quartz sink vanity with a center drawer stack, a walk-in tile shower, linen closet, and private water closet. A mudroom and half-bath are located by the garage entry. Upstairs, a spacious loft leads to three bedrooms—each with walk-in closets—and two full hall bathrooms. Exterior features include cement board siding, board-and-batten accents, dimensional roof shingles, metal roofing accents, a spacious front porch, and smart keypad entry. This home sits on a .76-acre lot and includes a three-car garage, fiber optic internet availability, Energy Plus certification, 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: Ripe Olive SW6209
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Contented SW6191 Fibercement Siding
- Contented SW6191 Fibercement Board & Batten Accent
- Matte Black Metal Front Porch Roof
- 4 over 1 White Windows
- White Gutters
- White Garage Door with Window Inserts & Black Hardware
- Exterior Light: 8637401-12
- Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
- Sod Location: Front & Sides

KITCHEN



Kitchen

- Align Kitchen Faucet w/ Pull-Down Spray in Spot Resist Stainless
- Evolution Single Bowl Stainless Steel Kitchen Sink
- Gourmet Kitchen Layout w/ Refrigerator End Panels, Coved Crown, ¾" Light Rail, & 42" Wall Cabinets
- Hathaway White Full Overlay Shaker Painted Maple Cabinets w/ BP801160-140 Brushed Nickel Pulls
- Hathaway Onyx Full Overlay Shaker Painted Maple Cabinets Kitchen Accent Island
- Soft Close Hinges on Doors
- Flat Polish Edge Calaatta Gold Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY90 4x12 w/ #44 Bright White Grout - Set in Herringbone Pattern Kitchen Backsplash
- Hardwood Flooring: Impressions White Oak - Wilderness #5048
- Kitchen Pendant Light: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)

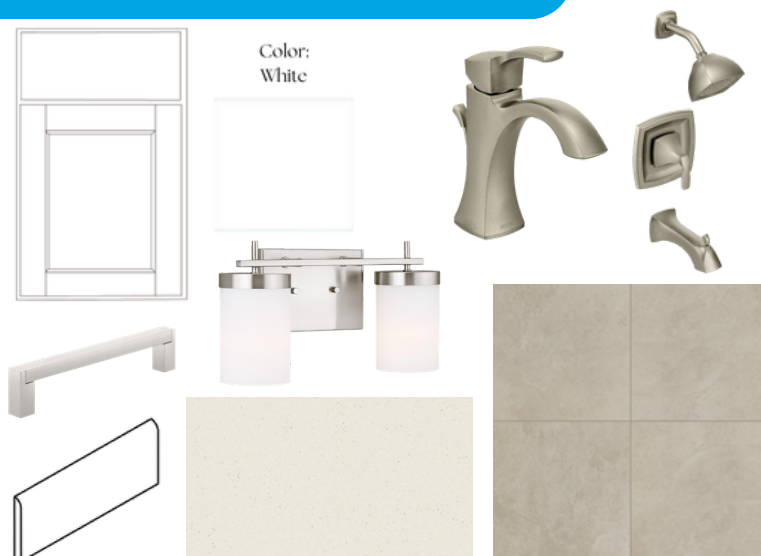
PRIMARY BATH



Primary Bathroom

- Hathaway White Full Overlay Shaker Painted Maple Cabinets w/ BP801128-140 Brushed Nickel Pulls
- Soft Close Hinges on Doors
- Primary Bath - Adult Height Vanity
- Add 12" Stack of Drawers to Vanity - Primary Bath
- Simply White Quartz Countertops w/ Square Bowls
- Voss 1-Handle Brushed Nickel Plumbing
- Deluxe Tile Pattern - Option #2 Tile Shower 42"x72" / Wall: AV17 12x24 Staggered w/ #90 Light Pewter Grout / Floor: RL20 1.5 Hex w/ #90 Light Pewter Grout
- Tile Flooring: AV17 12x24 Staggered w/ #90 Light Pewter 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) - 4490303-962

SECONDARY BATHS



Secondary Baths

- Hathaway White Full Overlay Shaker Painted Maple Cabinets w/ BP801128-140 Brushed Nickel Pulls
- Soft Close Hinges on Doors
- Bath 2/Bath 3 - Adult Height Vanity
- Simply White Quartz Countertops w/ Square Bowls
- Voss 1-Handle Brushed Nickel Plumbing
- Fiberglass Tub/Shower Combo - SQ21 w/ #90 Light Pewter Grout Bullnose
- Tile Flooring: SQ21 12x12 Straight w/ #90 Light Pewter Grout
- Raised / Elongated ADA Gerber Banner Toilet in Bath 2/Bath 3
- Bath 2/Bath 3 Lights - 4490302-962

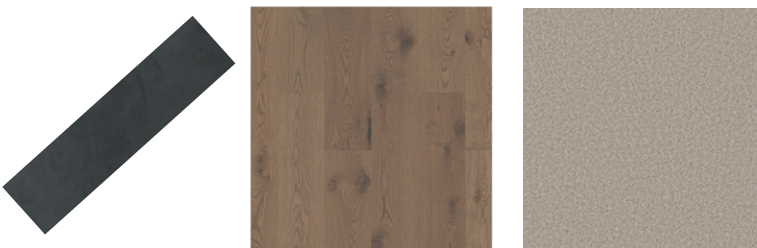
POWDER ROOM



Powder Room

- Gerber Burr Ridge Pedestal Sink in Powder Room
- Voss 1-Handle Brushed Nickel Plumbing
- Add Framed Mirror to Powder Room
- Raised / Elongated ADA Gerber Banner Toilet in Powder Room
- Hardwood Flooring: Impressions White Oak - Wilderness #5048
- Powder Room Light - 4490302-962

ADDITIONAL FLOORING



Additional Flooring/Locations

- Tile Flooring: IN46 2x9 w/ #45 Raven Grout - Set in Herringbone Pattern - Laundry
- Hardwood Flooring: Impressions White Oak - Wilderness #5048 - Foyer, Great Room, Formal Dining Room, Hall 1, Primary Bedroom/WIC
- Carpet Flooring: Windsor Court Magnolia Bloom #120 w/ 6lb Pad - Hall 3/Loft, Bedroom 2, Bedroom 3, Bedroom 4

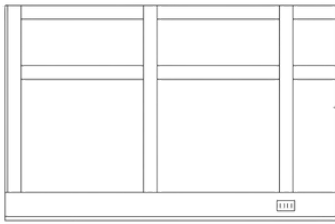
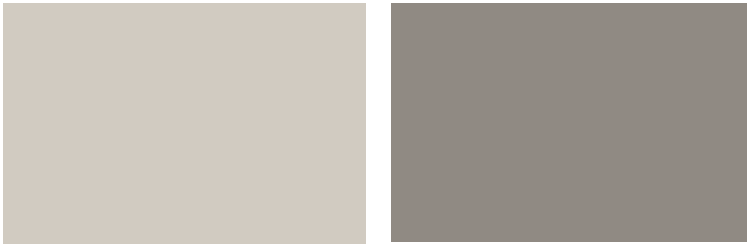
ADDITIONAL LIGHTING



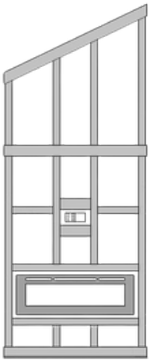
Additional Lighting/Locations

- Foyer Light - 7737303-962
- Formal Dining Room Light - 3190309-962
- Interior Ceiling Fan in Great Room - 5DIC52BSD-V1
- Interior Ceiling Fan in Primary Bedroom - 5LD52BSD

INTERIOR PAINT & TRIM



FIREPLACE



APPLIANCES



Interior Paint & Trim

- Sherwin Williams Duration Flat Paint Whole House Package - Agreeable Gray SW7029 w/ White Ceilings
- Formal Dining Room Painted: Dovetail SW7018
- Paint & Trim Garage - Painted Flat White
- Trim Package Level 3 Base Molding 7¼" & Casing 3¼"
- Level 3 Decorative Wainscot- Formal Dining Room
- Level 2 Decorative Coffered Ceiling w/ 3½" Crown - Formal Dining Room
- 2 Piece Crown Molding - Foyer, Kitchen/Breakfast Area
- Level 4 Rails Midflight + Overlook
- Oak Treads w/ Painted White Risers - Stairs
- Wood Rod/Shelf Double Row in Primary Suite

Fireplace

- Linear Electric Fireplace w/ Accent Wall: Painted Dovetail SW7018

Appliances

- Gallery Stainless Steel Gas Cooktop, Double Wall Oven, Microwave & Dishwasher
 - Double Wall Oven- GCWD3067AF
 - Microwave- GMOS1964AF
 - Cooktop- GCCG3048AS
 - Dishwasher- GDPH4515AF

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE: \$555,400

Optional Elevation F	\$1,750
Optional 3 rd Car Garage	\$16,500
Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Secondary Bathroom (3rd Bath)	\$5,696
Optional Linear Electric Fireplace w/ Accent Wall	\$3,750

DESIGN CENTER OPTIONS \$83,095

Metal Front Porch Roof
 Align Kitchen Faucet w/ Pull-Down Spray
 Voss 1-Handle Brushed Nickel Plumbing Package (Whole House)
 Raised/Elongated Toilet - Secondary Bath (x3- Powder Room, Bath #2, Bath #3)
 Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
 Painted Craftsman 3-Light Glass View over 3-Panel Front Door & Transom Package
 Kitchen Pendant Light: Zire One Light Pendant - 6590301-962 (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 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 Level 3 Decorative Wainscot - Formal Dining Room
 Add Level 2 Decorative Coffered Ceiling with 3 5/8" Crown - Formal Dining Room
 Add 2 Piece Crown Molding (x2- Foyer, Kitchen/Breakfast Area)
 Level 4 Rails Midflight + Overlook
 Optional Oak Treads with Painted White Risers
 Level 2 Hathaway 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 Hathaway Full Overlay Shaker Painted Maple Cabinets - All Baths
 Primary Bath - Adult Height Vanity
 Add 12" Stack of Drawers to Vanity - Primary Bath
 Upgrade to Level 2 Bathroom Cabinet Hardware
 Hall Bath - Adult Height Vanity (x2- Bath #2, Bath #3)

DESIGN OPTIONS SUMMARY CONTINUED

DESIGN CENTER OPTIONS CONTINUED \$83,095

Kitchen Level 3 Quartz
 Upgrade Kitchen Countertop Edge
 Evolution Single Bowl Stainless Steel Kitchen Sink
 Upgrade all Bath Vanity Bowls to Square Bowls
 Sherwin Williams Duration Flat Paint Whole House Package
 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 Carpet - Formal Dining Room
 Hardwood Lvl 3 ILO Lvl 1 Vinyl - Kitchen / Breakfast Area
 Hardwood Lvl 3 ILO Lvl 1 Vinyl - Powder Room
 Hardwood Lvl 3 ILO Lvl 1 Carpet - Hall #1
 Hardwood Lvl 3 ILO Lvl 1 Carpet - Primary Bedroom/WIC
 Ceramic Tile Lvl 1 ILO Lvl 1 Vinyl - Bath #2
 Ceramic Tile Lvl 1 ILO Lvl 1 Vinyl - Bath #3
 Ceramic Tile Lvl 6 ILO Lvl 1 Vinyl - Laundry
 Ceramic Tile Lvl 3 ILO Vinyl - Primary Bath Opt. Layout
 Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology
 Level 3 Deluxe Tile Pattern - Option #2 Tile Shower 42"x72"
 Level 2 Tile Shower Floor - Option #2 Tile Shower 42"x72"
 Zire Lighting Package Brushed Nickel (Whole House)
 Add Framed Mirrors to Primary Bathroom
 Add Framed Mirror to Powder Room
 Semi Frameless Shower Door - Primary Bath
 Wood Rod/Shelf Double Row in Primary Suite
 Level 2 Carpet ILO Level 1 Carpet - Hall #3/Loft, Bedroom #2, Bedroom #3, Bedroom #4
 Upgrade to Front Door Handleset
 Gallery Stainless Steel Gas Cooktop, Double Wall Oven, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$119,591

TOTAL SALES PRICE:

\$674,991