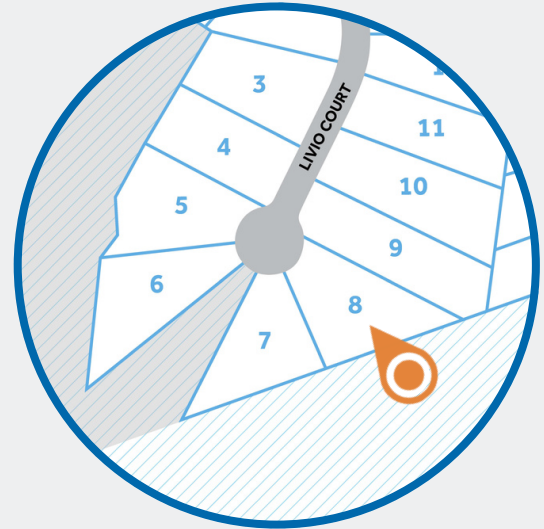




The Bladen Homeplan

ELEVATION D

3,142 SQFT | 4 BR | 3 BA | 3 CAR GARAGE



.778 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

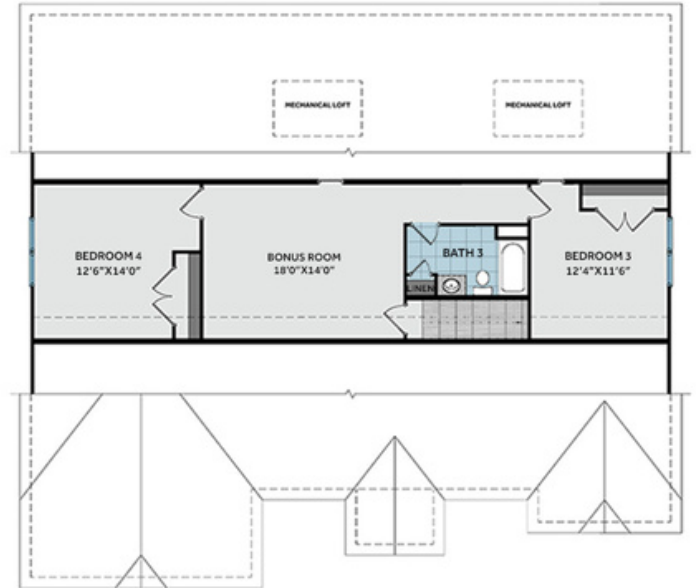
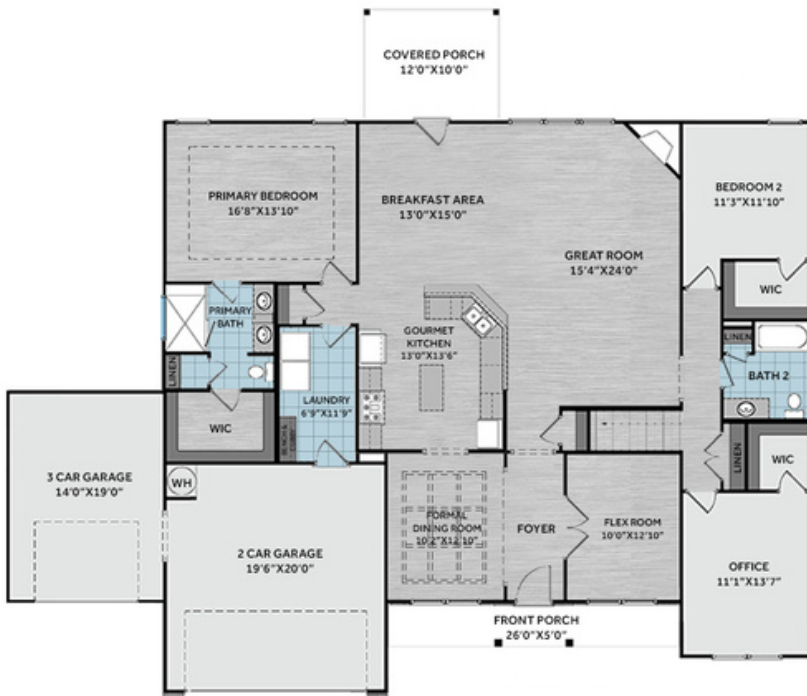
SALES AND MARKETING BY:



PHOTOS,
OPTIONS,
VIRTUAL TOURS
& MORE

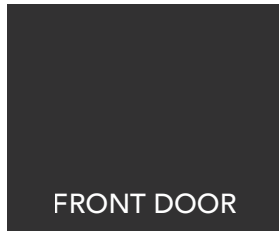
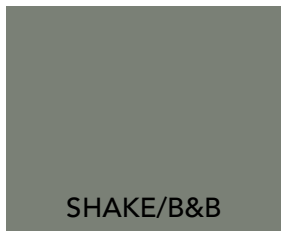
See last page for disclaimer.





The foyer opens to a formal dining room with wainscoting and a coffered ceiling, across from a versatile flex room with French doors. The great room boasts a corner gas log fireplace with a floating mantel and flows into the kitchen and breakfast area. The gourmet kitchen offers "Light Gold" quartz countertops, white upper shaker cabinets with lower "Sahara" cabinets, vertical picket backsplash, and stainless-steel appliances, with access to a rear covered porch from the breakfast area. Two-piece crown molding enhances the main living areas and flex room. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bathroom with a dual quartz sink vanity with a center drawer stack, walk-in tile shower, linen closet, and spacious walk-in closet. A bedroom and office, both with walk-in closets, share a full hall bathroom with a linen closet. A laundry room with a built-in coat station and garage access adds convenience. Upstairs offers a bonus room, two bedrooms, and a full bath. Exterior highlights include cement board siding, shake and board and batten accents, stone skirt, dimensional roof shingles, spacious front porch, and smart keypad entry. Set on a 0.77-acre lot, this Energy Plus certified home includes a 3-car garage, fiber internet availability, and a 1-2-10 in-house builder warranty.

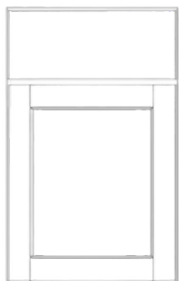
EXTERIOR



Exterior

- Painted Craftsman 3-Light Glass View over 3-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt & Front Door Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Shadow Mountain - Stack Stone Accent
- Rare Gray SW6199 Fibercement Body Siding
- Retreat SW6207 Fibercement Board & Batten/Shake Accent
- Black Board & Batten Shutters
- 4 over 4 White Windows
- White Gutters
- White Garage Door w/ Window Inserts & Black Hardware
- Exterior Light: 8690901-12
- Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
- Sod Location: Front & Sides

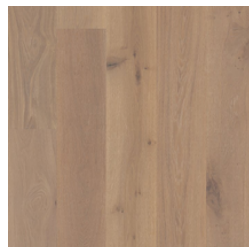
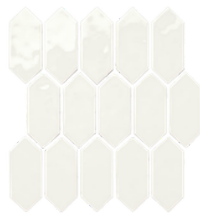
KITCHEN



Color:
Sahara



Color:
White



Kitchen

- Align Kitchen Faucet w/ Pull-Down Spray in Matte Black
- Evolution Single Bowl Stainless Steel Kitchen Sink
- Gourmet Kitchen Layout w/ Refrigerator End Panels, Coved Crown, ¾" Light Rail, & 42" Wall Cabinets
- Bella Sahara Full Overlay Shaker Stained Maple Lower Cabinets + Bella White Full Overlay Shaker Painted Maple Upper Cabinets w/ BP7227128-900 Matte Black Pulls
- Soft Close Hinges on Doors
- Flat Polish Edge Light Gold Quartz Countertops
- 2x5 Vertical Pickets - Mythology / MY90 2x5 Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Hardwood Flooring: Vineyard HWVIN - Balustrade #11093
- Kitchen Pendant Light: Zire One Light Pendant - 6590301-112 (x3- Over Kitchen Bar)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)

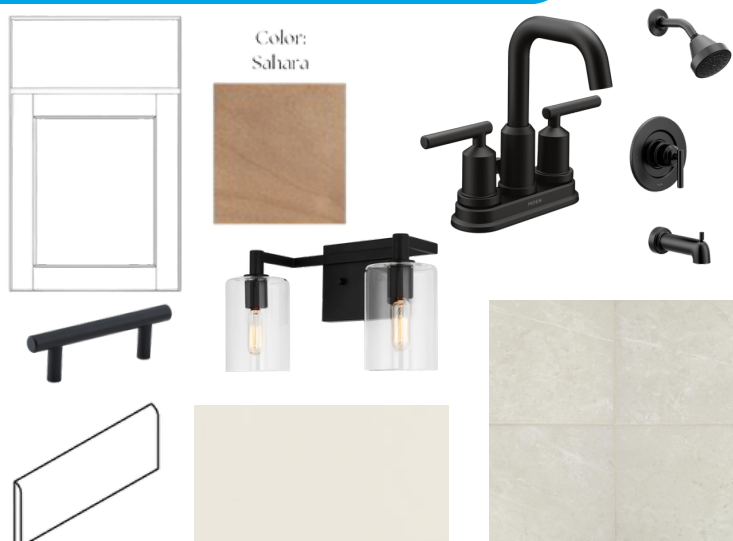
PRIMARY BATH



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
- Vertical Straight Stacked - Option #2 Tile Shower 42"x72"/ Wall: CT75 12x24 Vertical Straight Stacked w/ #95 Mink Grout / Floor: CT75 2x2 Straight w/ #95 Mink Grout
- 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 Sahara Full Overlay Shaker Stained 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 - RL20 w/ #90 Light Pewter Grout Bullnose
- Tile Flooring: RL20 12x12 Straight w/ #90 Light Pewter Grout
- 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 1.5" Hexagon Mosaic w/ #27 Hemp Grout - Laundry
- Hardwood Flooring: Vineyard HWVIN - Balustrade #11093 - Foyer, Great Room, Formal Dining Room, Flex Room, Hall 1, Primary Bedroom/WIC
- Carpet Flooring: Windsor Court Ornamental Gate #00122 w/ 6lb Pad - Office, Bedroom 2, Bedroom 3, Bedroom 4, Bonus Room

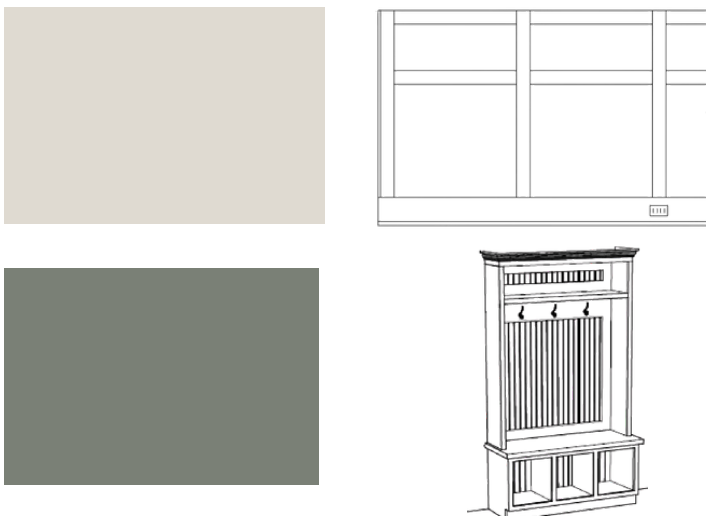
ADDITIONAL LIGHTING



Additional Lighting/Locations

- Foyer Light - 7716503-112
- Breakfast Area Light - 3164205-112
- Formal Dining Light - 3164209-112
- Interior Ceiling Fan in Great Room & Primary Bedroom - 5DIC52BKD-V1

INTERIOR PAINT & TRIM



Interior Paint & Trim

- Sherwin Williams Duration Flat Paint Whole House Package - City Loft SW7631 w/ White Ceilings
- 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
- Formal Dining Room Painted: Retreat SW6207
- 2 Piece Crown Molding - Foyer, Flex Room, Great Room, Kitchen/Breakfast Area
- Bench & Cubby (Drop Zone) 4' Wide - Laundry
- Oak Treads w/ Painted White Risers - Stairs
- Wood Rod/Shelf Double Row in Primary Suite

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 Wall-Mount Hood - FHWC3055LS

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE: \$600,400

Optional Elevation D	\$9,250
Optional 3 rd Car Garage	\$16,500
Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Gas Fireplace	\$1,650

DESIGN CENTER OPTIONS \$83,370

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: Zire One Light Pendant - 6590301-112 (x3- 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
 Add 6/0 Full Lite Wood French Door to Existing Opening - Flex Room
 Trim Package Level 3 Base Moulding 7 1/4" Casing 3 1/4"
 Add 2 Piece Crown Molding (x4- Foyer, Flex Room, Great Room, Kitchen/Breakfast Area)
 Add Level 3 Decorative Wainscot - Formal Dining Room
 Add Level 2 Decorative Coffered Ceiling with 3 5/8" Crown - Formal Dining Room
 Add Bench and Cubby (Drop Zone) 4' WIDE
 Optional Oak Treads with Painted White Risers
 Level 2 Bella Full Overlay Shaker Stained/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 Maple Cabinets - All Baths
 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
 Evolution Single Bowl Stainless Steel Kitchen Sink

DESIGN OPTIONS SUMMARY CONTINUED

DESIGN CENTER OPTIONS CONTINUED \$83,370

Upgrade all Bath Vanity Bowls to Square Bowls
 Primary Bath Level 1 Quartz
 Ozark Floating Mantel
 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 4 ILO LVP Lvl 1 - Foyer
 Hardwood Lvl 4 ILO Lvl 1 Carpet - Great Room
 Hardwood Lvl 4 ILO Lvl 1 Carpet - Formal Dining Room
 Hardwood Lvl 4 ILO Lvl 1 Carpet - Flex Room
 Hardwood Lvl 4 ILO Lvl 1 Vinyl - Kitchen / Breakfast Area
 Hardwood Lvl 4 ILO Lvl 1 Carpet - Hall #1
 Hardwood Lvl 4 ILO Lvl 1 Carpet - Primary Bedroom/WIC
 Ceramic Tile Lvl 2 ILO Lvl 1 Vinyl - Bath #2
 Ceramic Tile Lvl 2 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: 2x5 Vertical Pickets - Mythology
 Level 3 Vertical Straight Stacked Tile Pattern - Option #2 Tile Shower 42"x72"
 Level 2 Bullnose Tile Pattern – Fiberglass Shower Surround (x2- Bath #2, Bath #3)
 Fullton Lighting Package Midnight Black (Whole House)
 Add Framed Mirrors to Primary Bathroom
 Semi Frameless Shower Door - Primary Bath
 Wood Rod/Shelf Double Row in Primary Suite
 Carpet Level 2 ILO Level 1 Carpet - Office, 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
 Chimney Wall-Mount Hood

TOTAL OPTIONS ADDED

\$119,570

TOTAL SALES PRICE:

\$719,970