



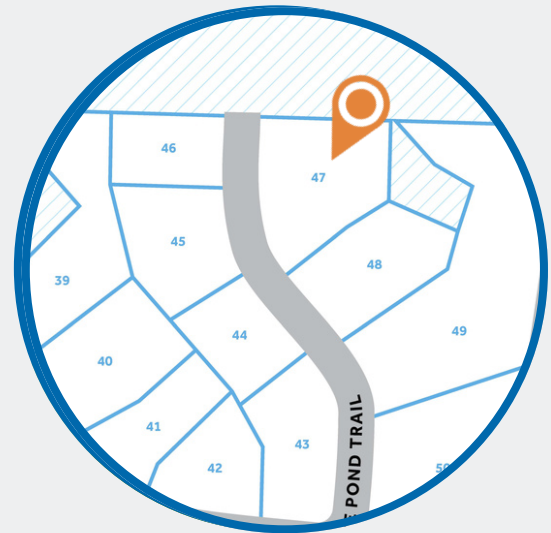
Old North
Heritage Collection
BY CAVINESS & CATES

HOMESITE 47

9500 Livio Court
Wendell, NC



Rosslare
\$1,299,500



1.745 ACRE

*Artistic Rendering not lot specific.
For representation purposes only.

The Wexford Homeplan

ELEVATION R

4,116 SQFT | 5 BR | 4.5 BA | 3 CAR GARAGE

OVERVIEW

Rosslare is an exclusive new community thoughtfully crafted for those who value space, sophistication, and serenity. Nestled in the heart of Wendell, this enclave of just 50 homes offers refined living on expansive homesites averaging 1.3 acres. Featuring homes from our expertly crafted Old North Heritage Collection, Rosslare homes are inspired by the rich history and enduring spirit of the Old North State, and crafted to honor tradition while embracing modern luxury. We marry classic craftsmanship with innovative design, creating spaces that stand the test of time — places where families gather, memories are made, and futures are built. Our commitment is to build not just houses, but enduring homes that echo the pride and resilience of the Carolina spirit.



PHOTOS,
OPTIONS,
VIRTUAL TOURS
& MORE

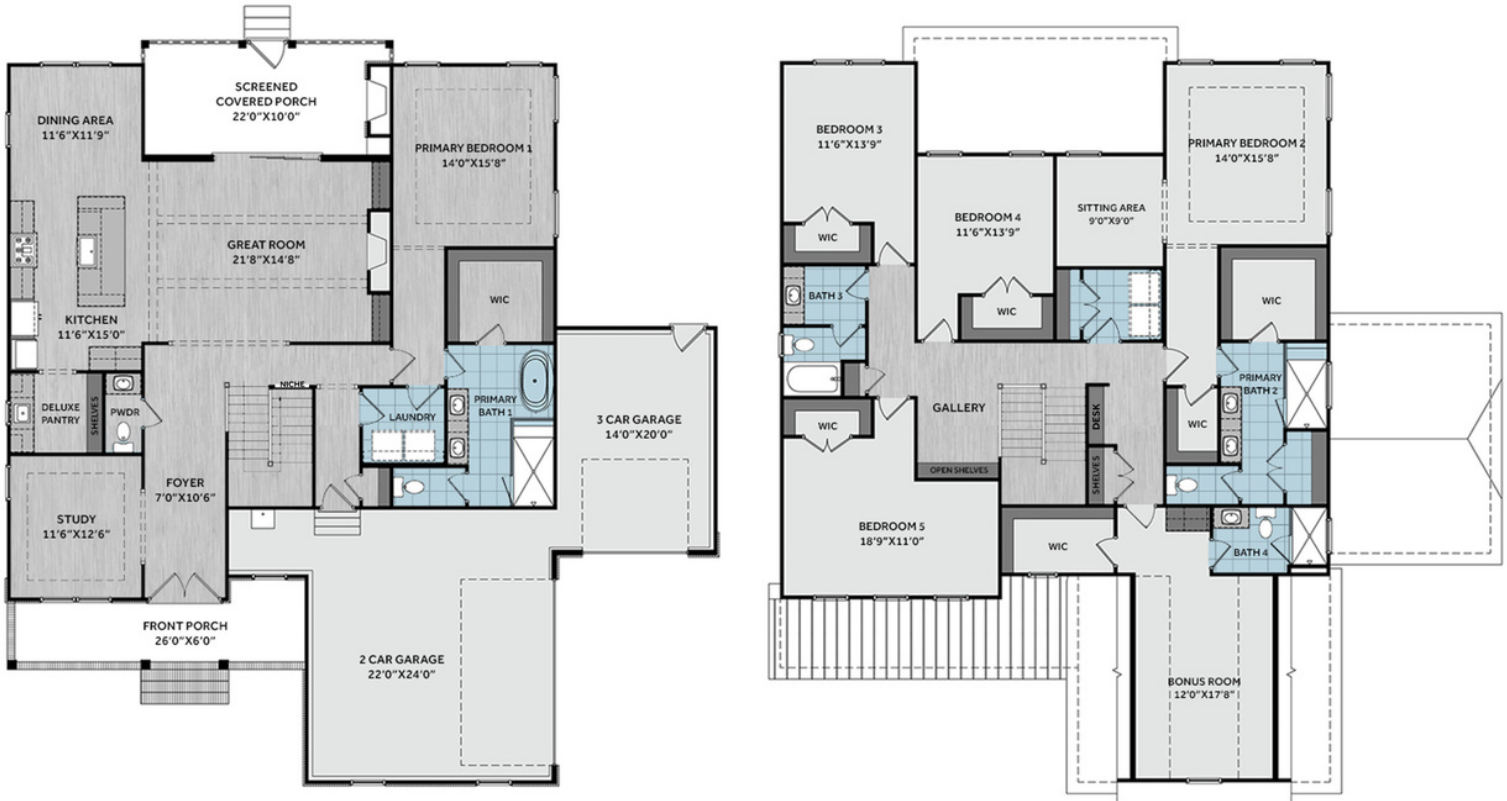
NEW HOME SPECIALISTS
910.405.8311
info@cavinessandcates.com

SALES AND MARKETING BY:



See last page for disclaimer.

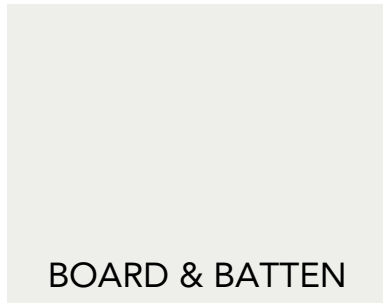




Just off the foyer, this home welcomes you to a private study with an accent wall and a conveniently located half bath. The foyer, with trim accents, opens into a stunning great room with built-ins flanking a cozy stone gas log fireplace and faux ceiling beam details, creating a warm, refined atmosphere. From here, enjoy seamless access to a spacious screened-in covered porch with a fireplace. The gourmet kitchen features abundant quartz countertop space, white cabinetry with an accent island, a sink overlooking the great room, quartz backsplash, bar seating, dining area, butler's pantry complete with a secondary sink and shelving, and stainless-steel appliances. The first-floor primary suite offers a luxurious retreat with a tray ceiling and accent wall, along with access to the laundry room, while the spa-inspired bath features a large walk-in closet, a dual quartz vanity with a center drawer stack, private water closet, walk-in tile shower, and a freestanding tub. A laundry room with upper wall cabinets is located off the garage entry. Upstairs, a gallery with open shelving leads to three additional bedrooms, each with walk-in closets, a linen closet, and a full bathroom featuring a tub/shower combination and dual sink vanity. This level also includes a second laundry room and linen storage. For added flexibility, an additional second-floor primary suite is available with a sitting area, two separate walk-in closets, and a private bath with a dual sink vanity with a center drawer stack, walk-in tile shower, linen closet, and private water closet. A bonus room contains a dry bar and beverage refrigerator, full bath with a walk-in shower, and walk-in closet. Exterior showcases cement siding, accent stone, dimensional roof shingles, and a spacious front porch. This home includes a 3-car garage, fiber optic internet service availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.



EXTERIOR



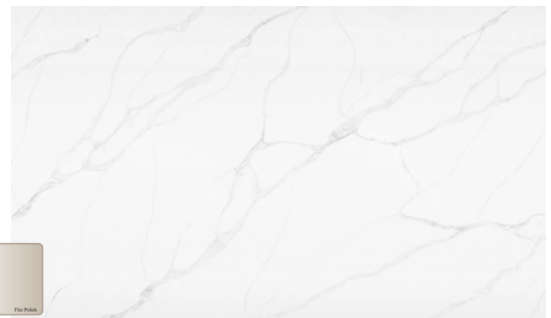
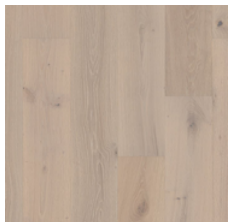
KITCHEN



Color:
White



Color:
Graphite





BUTLER'S PANTRY



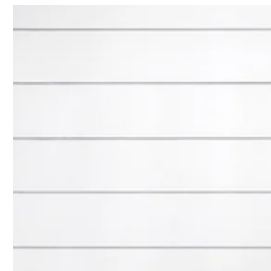
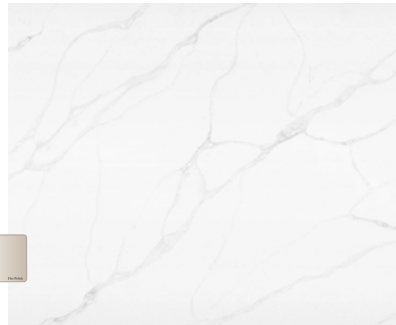
Color:
Graphite



GREAT ROOM BUILT-INS + FIREPLACE



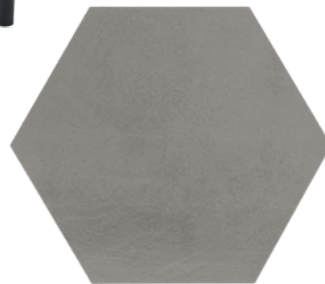
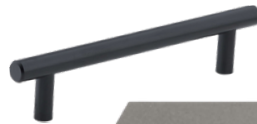
Color:
Graphite



LAUNDRY



Color:
White

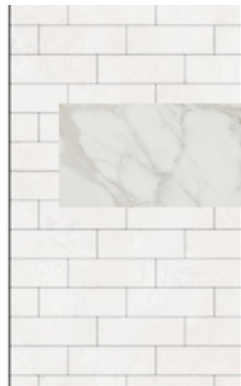




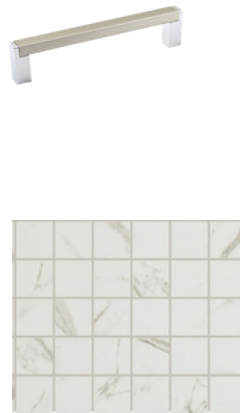
DOWNSTAIRS PRIMARY BATH



Color:
Onyx



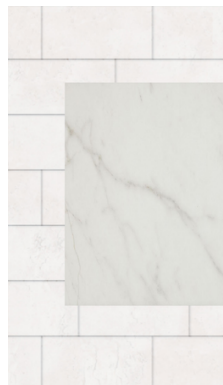
CT76



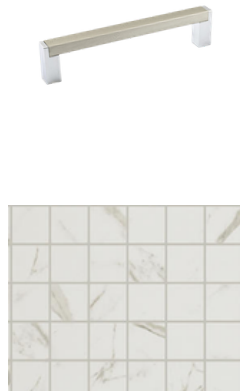
UPSTAIRS PRIMARY BATH



Color:
Onyx



CT76





BATH 3



Color:
Grit



AP06



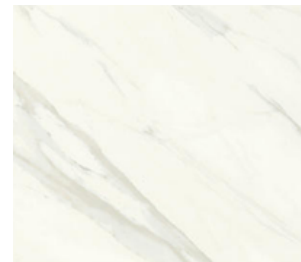
BATH 4



Color:
Grit



AP06

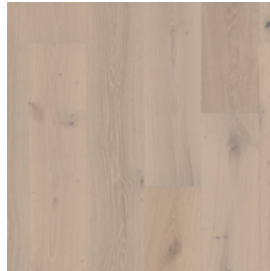




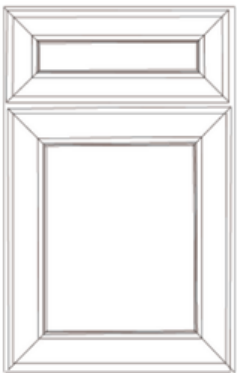
POWDER ROOM



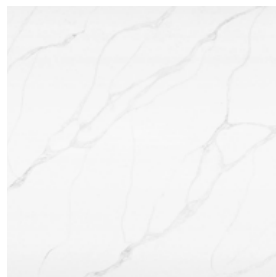
Color:
Graphite



DRY BAR



Color:
Graphite



ADDITIONAL LIGHTING





Old North
Heritage Collection
BY CAVINESS & CATES

The Wexford Homeplan
LOT 47 | ELEVATION R
4,116 SQFT | 5 BR | 4.5 BA | 3 CAR GARAGE

APPLIANCES

