



Old North
Heritage Collection
BY CAVINESS & CATES

HOMESITE 2

9500 Livio Court
Zebulon, NC

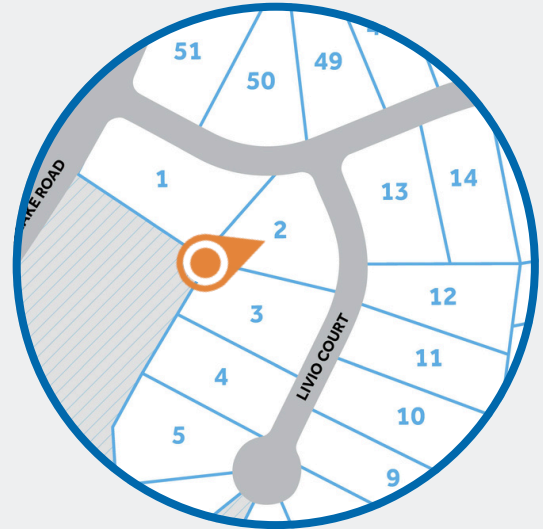


*Artistic Rendering not lot specific.
For representation purposes only.

The Granville Homeplan

ELEVATION B

2,876 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE



.689 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

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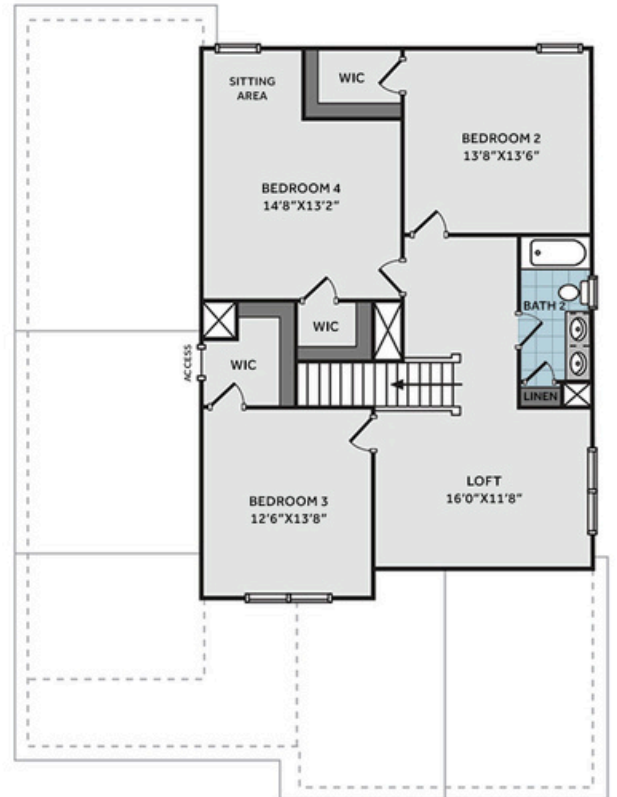
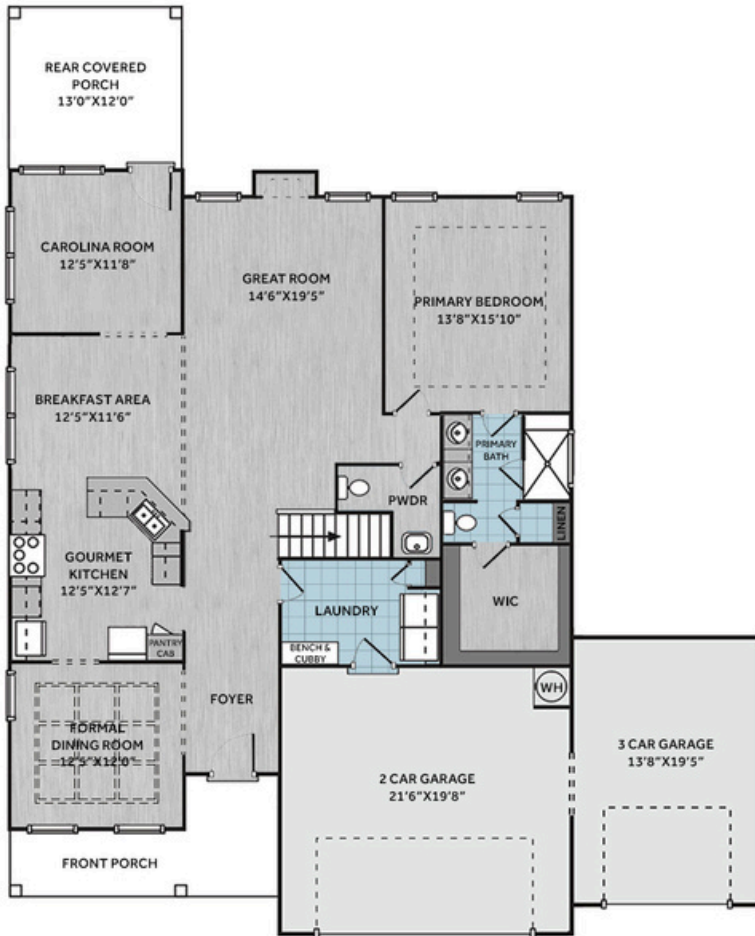
SALES AND MARKETING BY:



PHOTOS,
OPTIONS,
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& MORE

See last page for disclaimer.

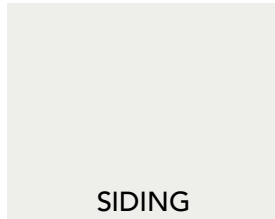
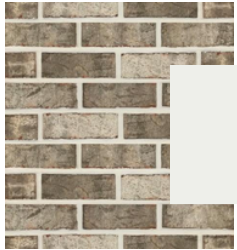




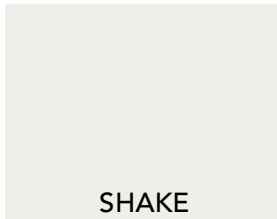
This home features a spacious great room with a gas log fireplace with a mantel and black granite surround. Off the foyer, a formal dining room showcases wainscoting, a coffered ceiling, and SW "Foggy Day" paint. Two-piece crown molding enhances the main living areas. The gourmet kitchen boasts "Carrera Rico" quartz countertops, white shaker cabinets, mosaic tile backsplash, pantry cabinet, and stainless-steel appliances - gas cooktop, double wall ovens, microwave, and dishwasher. The breakfast area flows into a bright Carolina room with rear covered porch access. The first-floor primary suite offers a tray ceiling with crown molding and an ensuite bathroom with a dual quartz sink vanity with a center drawer stack, walk-in tile shower, linen closet, and a spacious walk-in closet. A half bath and mudroom with built-in bench and cubbies completes the main level. Upstairs, a loft provides flexible living space and leads to three additional bedrooms, all with walk-in closets, plus a full bath with a dual vanity and linen closet. Exterior highlights include cement board siding, shake accents, painted brick facade, dimensional roof shingles, a spacious front porch, and smart keypad entry. Additional features include a 3-car garage, Energy Plus certification, fiber optic internet availability, and a 1-2-10 in-house builder warranty.



EXTERIOR



SIDING



SHAKE



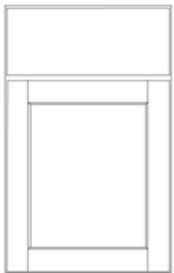
FRONT DOOR



Exterior

- 6-Panel Front Door, 2 ½ Light Sidelight & Transom Package w/ Smart Keypad Deadbolt & Front Door Handleset
- Front Door Painted: Foggy Day SW6235
- Moire Black Dimensional Shingles
- 10" Square Front Columns
- Evelyn Bay Brick Veneer Painted: Extra White SW7006
- Extra White SW7006 Fibercement Body Siding
- Extra White SW7006 Fibercement Shake Accent
- Storm Cloud Board & Batten Shutters
- 4 over 4 White Windows
- Black Gutters
- White Garage Door with 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:
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 White Full Overlay Shaker Painted Maple Cabinets w/ BP20576-900 Matte Black Pulls
- Soft Close Hinges on Doors
- Flat Polish Edge Carrara Rico Quartz Countertops
- Artefino Vintage - Fish Scale / AR11 2x6 Fish Scale w/ #44 Bright White Grout Kitchen Backsplash
- Hardwood Flooring: Impressions White Oak - Wilderness #5048
- Kitchen Pendant Light: Zire One Light Pendant - 6590301-112 (x2- Over Kitchen Bar)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)



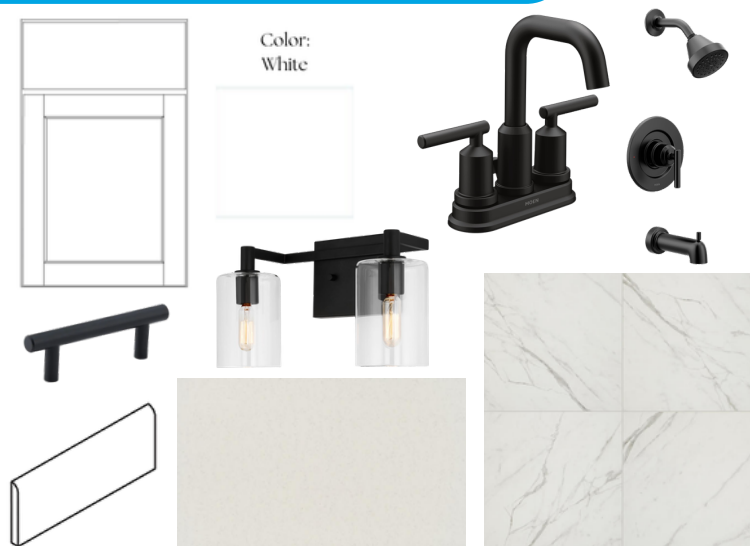
PRIMARY BATH



Primary Bathroom

- Bella White Full Overlay Shaker Painted 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
- Niagara Quartz Countertops w/ Square Bowls
- Gibson 4" Spread Matte Black Plumbing
- Deluxe Tile Pattern - Option #2 Tile Shower 42"x72" / Wall: CT76 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: CT76 2x2 Straight w/ #89 Smoke Gray Grout
- Tile Flooring: CT76 12x24 Staggered w/ #89 Smoke Gray 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

BATH 2



Bathroom 2

- Bella White Full Overlay Shaker Painted Maple Cabinets w/ BP20576-900 Matte Black Pulls
- Soft Close Hinges on Doors
- Optional Double Bowl Vanity in Bath 2
- Bath 2 - Adult Height Vanity
- Niagara Quartz Countertops w/ Square Bowls
- Gibson 4" Spread Matte Black Plumbing
- Fiberglass Tub/Shower Combo - CT76 w/ #89 Smoke Gray Grout Bullnose
- Tile Flooring: CT76 12x12 Straight w/ #89 Smoke Gray Grout
- Raised / Elongated ADA Gerber Banner Toilet in Bath 2
- Bath 2 Lights (x2) - 4464202-112



POWDER ROOM



Powder Room

- Gerber Burr Ridge Pedestal Sink in Powder Room
- Gibson 4" Spread Matte Black 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 - 4464202-112

ADDITIONAL FLOORING



Additional Flooring/Locations

- Tile Flooring: ME21 12x12 Straight w/ #45 Raven Grout - Laundry
- Hardwood Flooring: Impressions White Oak - Wilderness #5048 - Foyer, Great Room, Formal Dining Room, Carolina Room, Primary Bedroom/WIC
- Carpet Flooring: Graceful Finesse Concrete w/ 8lb Pad - Hall 3/Loft, Bedroom 2, Bedroom 3, Bedroom 4

ADDITIONAL LIGHTING

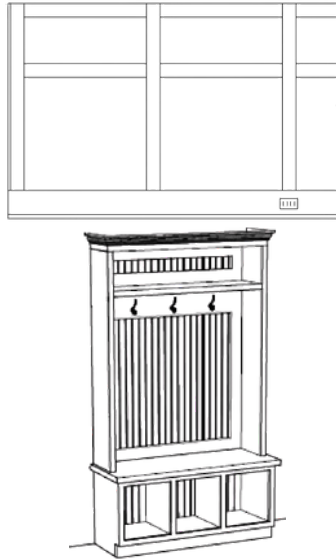


Additional Lighting/Locations

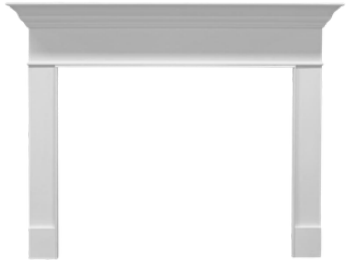
- Foyer Light - 7716503-112
- Formal Dining Room Light - 3164209-112
- Breakfast Nook Light - 3164205-112
- Interior Ceiling Fan in Great Room & Primary Bedroom - 5DIC52BKD-V1



INTERIOR PAINT & TRIM



FIREPLACE



APPLIANCES



Interior Paint & Trim

- Sherwin Williams Duration Flat Paint Whole House Package - First Star SW7646 w/ White Ceilings
- Formal Dining Room Painted: Foggy Day SW6235
- 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, Great Room, Kitchen/Breakfast Area, Carolina Room
- Bench & Cubby (Drop Zone) 4' Wide - Laundry
- Level 4 Rails 1st Floor
- Oak Treads w/ Painted White Risers - Stairs
- Wood Rod/Shelf Double Row in Primary Suite

Fireplace

- Gas Fireplace in Great Room w/ Wescott Mantel & Absolute Black Granite Surround (No Hearth)

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: \$573,500

Optional Elevation B w/ Brick	\$1,210
Optional 3 rd Car Garage	\$16,500
Optional Carolina Room w/ Covered Porch	\$18,700
Optional Gas Fireplace	\$1,650

DESIGN CENTER OPTIONS \$83,358

Painted Brick Veneer - Front Façade Only
 Optional Double Bowl Vanity in Hall Bath
 Align Kitchen Faucet w/ Pull-Down Spray
 Gibson 4" Spread Matte Black Plumbing Package (Whole House)
 Raised/Elongated Toilet - Secondary Bath (x2- Powder Room, Bath #2)
 Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
 6-Panel Front Door, 2 ½ Light Sidelight & Transom Package
 Kitchen Pendant Light: Zire One Light Pendant - 6590301-112 (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 (x4- Foyer, Great Room, Kitchen/Breakfast Area, Carolina Room)
 Add Bench and Cubby (Drop Zone) 4' WIDE
 Level 4 Rails 1st Floor
 Optional Oak Treads with Painted White Risers
 Level 2 Bella Full Overlay Shaker Painted Maple Cabinets - Gourmet Kitchen Layout
 Add 42" Wall Cabinets - Kitchen
 Level 2 Bella Full Overlay Shaker Painted Maple Cabinets - All Baths
 Primary Bath - Adult Height Vanity
 Add 12" Stack of Drawers to Vanity - Primary Bath
 Hall Bath - Adult Height Vanity (x1- Bath #2)
 Kitchen Level 2 Quartz
 Upgrade Kitchen Countertop Edge



DESIGN OPTIONS SUMMARY CONTINUED

DESIGN CENTER OPTIONS CONTINUED \$83,358

Evolution Single Bowl Stainless Steel Kitchen Sink
 Upgrade all Bath Vanity Bowls to Square Bowls
 Level 1 Fireplace Mantel
 Level 1 Fireplace Surround (No Hearth)
 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 - Carolina Room
 Hardwood Lvl 3 ILO Lvl 1 Carpet - Primary Bedroom/WIC
 Ceramic Tile Lvl 2 ILO Lvl 1 Vinyl - Bath #2
 Ceramic Tile Lvl 4 ILO Lvl 1 Vinyl - Laundry
 Ceramic Tile Lvl 3 ILO Vinyl - Primary Bath Opt. Layout
 Kitchen Backsplash: Artefino Vintage - Fish Scale
 Level 3 Deluxe Tile Pattern - Option #2 Tile Shower 42"x72"
 Level 2 Bullnose Tile Pattern – Secondary Bath Fiberglass Shower Surround (Bath #2)
 Fullton Lighting Package Midnight Black (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
 Upgrade to 8lb Carpet Pad (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

\$121,418

TOTAL SALES PRICE:

\$694,918