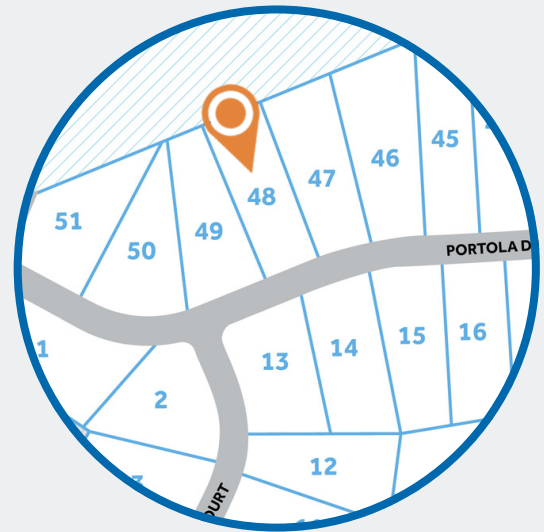




The Bladen Homeplan

ELEVATION F

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



.69 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.



PHOTOS,
OPTIONS,
VIRTUAL TOURS
& MORE

NEW HOME SPECIALISTS

910.405.8311

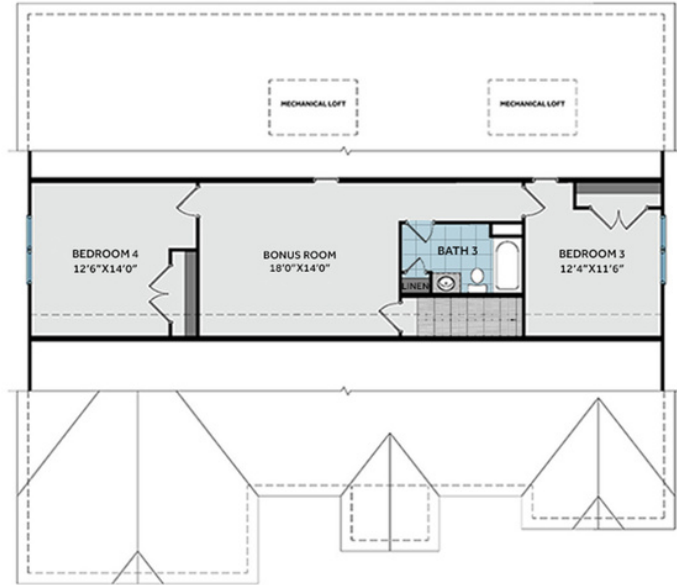
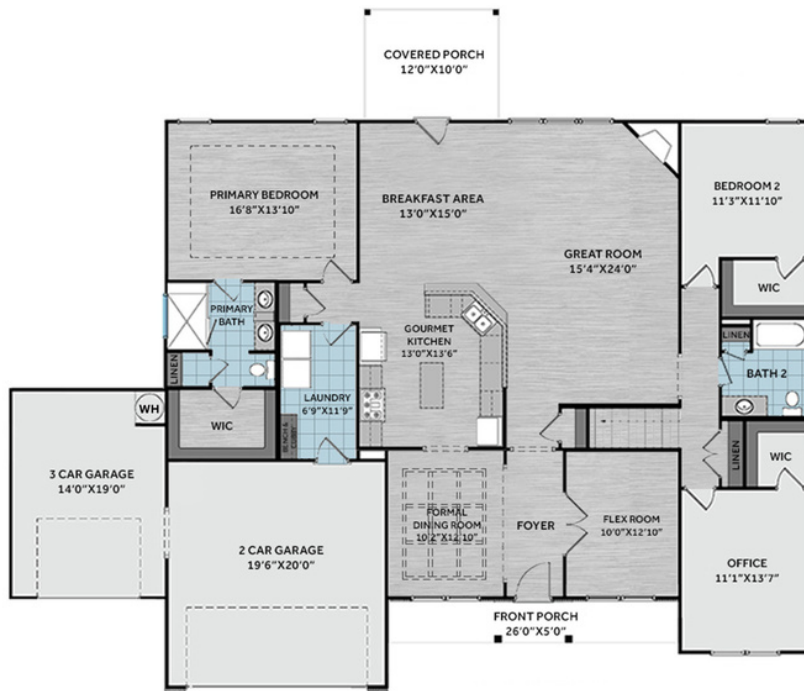
info@cavinessandcates.com

SALES AND MARKETING BY:



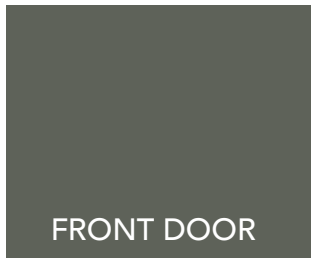
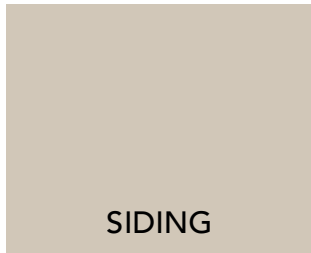
See last page for disclaimer.





This beautifully designed home sits on a spacious .69-acre lot! A welcoming foyer leads to a formal dining room with a coffered ceiling, wainscoting, and SW "Rare Gray" walls, while a versatile flex room sits across the hall. The great room features a corner gas log fireplace with a floating mantel and flows seamlessly into the open-concept kitchen and breakfast area that opens to the rear covered porch. The kitchen offers a large island, white shaker cabinets with a "Sahara" accent island, "Rusta" quartz countertops and backsplash, and stainless-steel appliances: double wall oven, gas cooktop, dishwasher, and microwave. The first-floor primary suite includes a tray ceiling and crown molding, plus an en-suite bath with a dual sink vanity with a center drawer stack, walk-in tile shower, linen closet, and large walk-in closet. An additional main-floor bedroom and an office have walk-in closets and share a full hall bath. A laundry room with built-in coat station and convenient garage access adds functionality. Upstairs, you'll find a spacious bonus room, two bedrooms, and a full hall bath. Exterior highlights include cement board siding, board and batten accents, dimensional roof shingles, a spacious front porch, and smart keypad entry. This home includes a 3-car garage, Energy Plus certification, fiber internet availability, and a 1-2-10 in-house builder warranty.

EXTERIOR



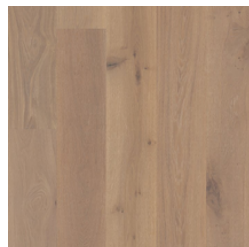
KITCHEN



Color:
White



Color:
Sahara



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
- Accessible Beige SW7036 Fibercement Body Siding
- Accessible Beige SW7036 Fibercement Board & Batten Accent
- 4 over 1 White Windows
- White 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

- 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 Chrome/Brushed Nickel Pulls
- Kitchen Accent Island Hathaway Sahara Full Overlay Shaker Stained Maple Cabinets
- Soft Close Hinges on Doors
- Flat Polish Edge Rusta Quartz Countertops
- Rusta Quartz Kitchen Backsplash
- Hardwood Flooring: Vineyard HWVIN - Balustrade #11093
- Kitchen Pendant Light: Feiss Tabby One Light Pendant - P1308BS (x3- Over Kitchen Bar)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)

PRIMARY BATH



Primary Bathroom

- Hathaway Jade Full Overlay Shaker Painted Maple Cabinets w/ BP801128-140 Chrome/Brushed Nickel 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
- 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

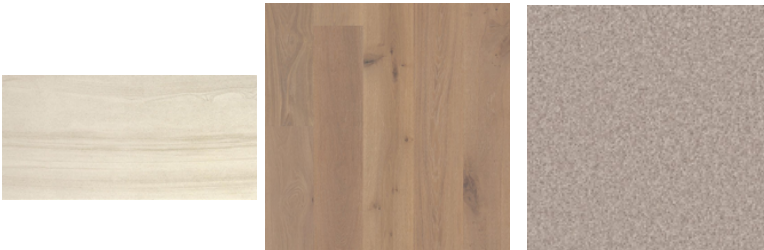
SECONDARY BATHS



Secondary Baths

- Hathaway White Full Overlay Shaker Painted Maple Cabinets w/ BP801128-140 Chrome/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 - AV17 w/ #90 Light Pewter Grout Bullnose
- Tile Flooring: AV17 12x24 Staggered w/ #90 Light Pewter Grout
- Raised / Elongated ADA Gerber Banner Toilet in Bath 2/Bath 3
- Bath 2/Bath 3 Lights - 4490302-962

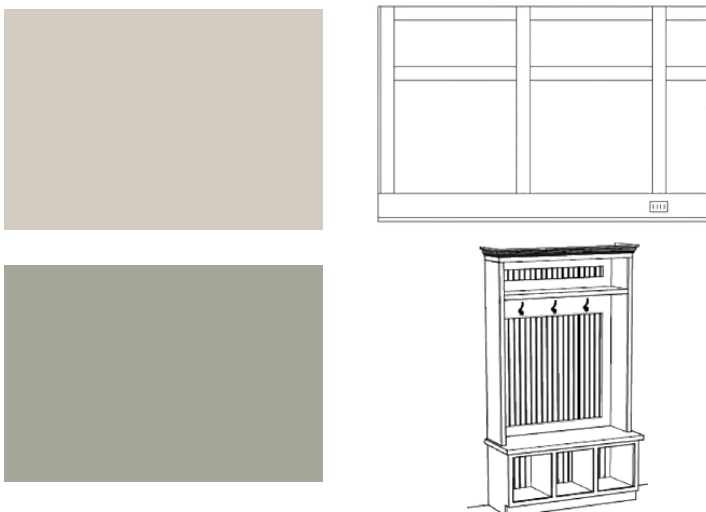
ADDITIONAL FLOORING



ADDITIONAL LIGHTING



INTERIOR PAINT & TRIM



Additional Flooring/Locations

- Tile Flooring: AV17 12x24 Staggered w/ #90 Light Pewter 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/Locations

- Foyer Light - 7737303-962
- Breakfast Area Light - 3190305-962
- Formal Dining Light - 3190309-962
- Interior Ceiling Fan in Great Room - 5DIC52BSD-V1
- Interior Ceiling Fan in Primary Bedroom - 5LD52BSD

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"
- Level 3 Decorative Wainscot- Formal Dining Room
- Level 2 Decorative Coffered Ceiling w/ 3% Crown - Formal Dining Room
- Formal Dining Room Painted: Rare Gray SW6199
- 2 Piece Crown Molding - Foyer, Flex Room, Great Room, Kitchen/Breakfast Area
- Bench & Cubby (Drop Zone) 4' Wide - Laundry Painted Rare Gray SW6199
- 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, Double Wall Oven, Microwave & Dishwasher
 - Double Wall Oven- GCWD3067AF
 - Microwave- GMOS1964AF
 - Cooktop- GCCG3048AS
 - Dishwasher- GDPH4515AF



DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE: \$600,400

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

DESIGN CENTER OPTIONS \$86,449

Align Kitchen Faucet w/ Pull-Down Spray
Voss 1-Handle Brushed Nickel 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: Feiss Tabby One Light Pendant - P1308BS (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 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
Upgrade to Level 2 Bathroom Cabinet Hardware
Primary Bath 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



DESIGN OPTIONS SUMMARY CONTINUED

DESIGN CENTER OPTIONS CONTINUED \$86,449

Evolution Single Bowl Stainless Steel Kitchen Sink
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
Paint Bench & Cubby Custom Semi-Gloss Color
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 3 ILO Lvl 1 Vinyl - Bath #2
Ceramic Tile Lvl 3 ILO Lvl 1 Vinyl - Bath #3
Ceramic Tile Lvl 3 ILO Lvl 1 Vinyl - Laundry
Ceramic Tile Lvl 3 ILO Lvl 1 Vinyl - Primary Bath Opt. Layout
Kitchen Backsplash: Level 2 Quartz Backsplash
Level 3 Deluxe Tile Pattern - Option #2 Tile Shower 42"x72"
Level 2 Tile Shower Floor - Option #2 Tile Shower 42"x72"
Level 3 Bullnose Tile Pattern – Fiberglass Shower Surround (x2- Bath #2, Bath #3)
Zire Lighting Package Brushed Nickel (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, Double Wall Oven, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$123,649

TOTAL SALES PRICE:

\$724,049