

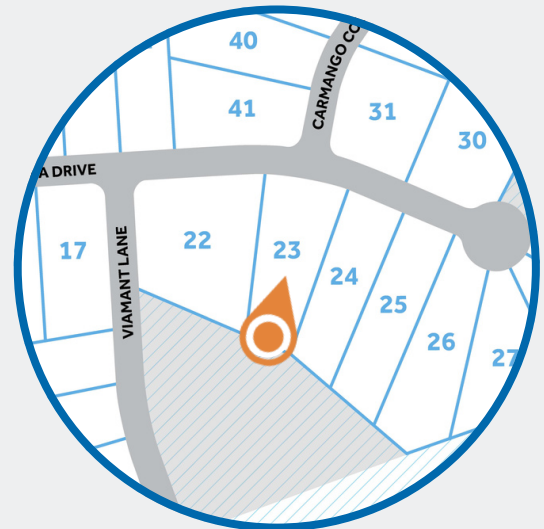


*Artistic Rendering not lot specific.
For representation purposes only.

The Wagner Homeplan

ELEVATION D

3,281 SQFT | 4 BR | 3.5 BA | 3 CAR GARAGE



.776 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

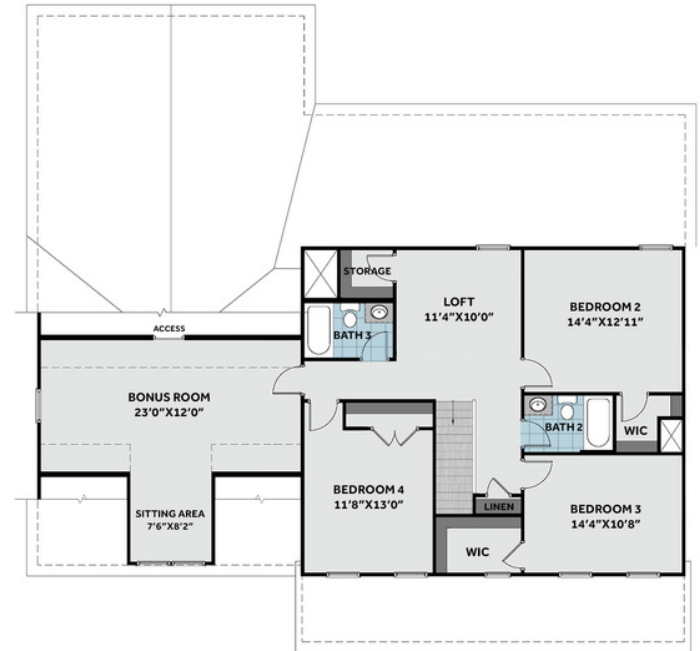
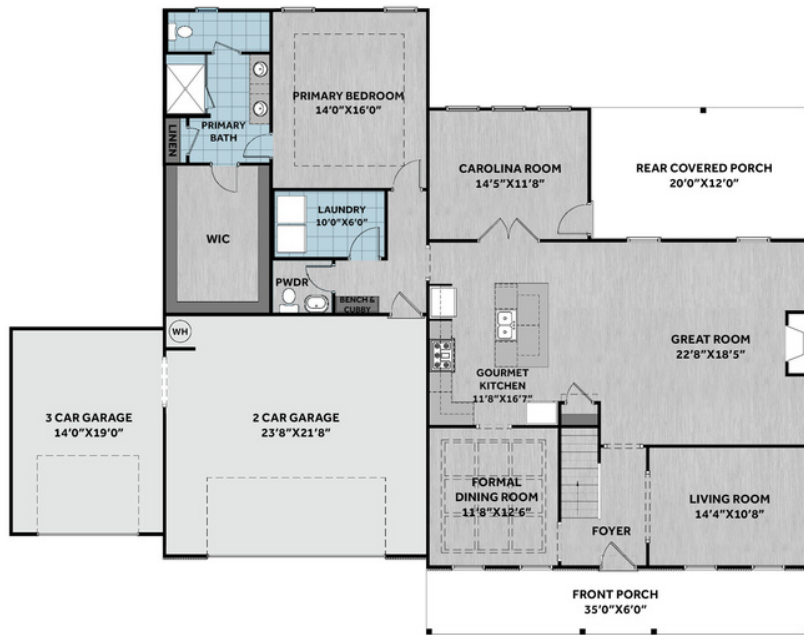
info@cavinessandcates.com

SALES AND MARKETING BY:



See last page for disclaimer.

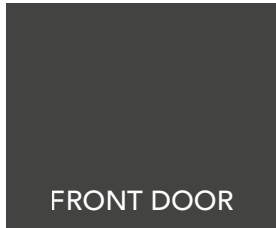
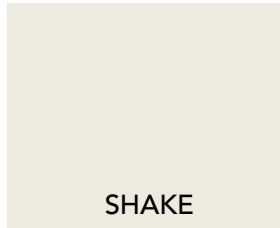
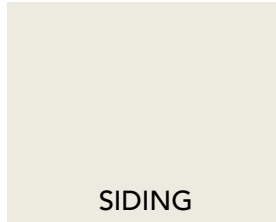




The gourmet kitchen features an island overlooking the great room, "Light Gold" quartz countertops, white shaker cabinets, a quartz backsplash, and stainless-steel appliances including a gas cooktop, wall oven with a built-in microwave, and dishwasher. A bright Carolina room offers access to the covered rear porch. The great room showcases a stone gas log fireplace with a floating mantel, while the formal dining room features Sherwin-Williams "Mega Greige" paint, wainscoting, and a coffered ceiling. A formal living room and two-piece crown molding throughout the main living areas add timeless elegance. The first-floor primary suite offers a tray ceiling with crown molding and an ensuite bath with a dual quartz sink vanity, walk-in tile shower, private water closet, linen closet, and spacious walk-in closet. Just off the garage entry, a mudroom with built-in storage connects to the half bath and laundry room. Upstairs includes a loft, three additional bedrooms, two full baths, and a bonus room with a sitting area. Exterior highlights include cement board siding, shake accents, stone skirt, dimensional roof shingles, dormer, a spacious front porch, and smart keypad entry. Set on a 0.77-acre lot, this home includes a 3-car garage, Energy Plus certification, fiber internet availability, and a 1-2-10 in-house builder warranty.

EXTERIOR

*Ledgestone Look May Vary



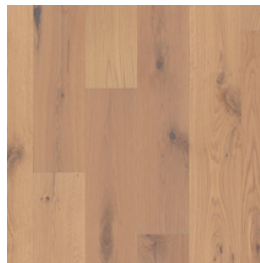
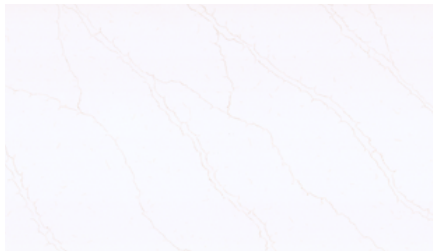
Exterior

- 12-Light Glass View Over 1-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt & Front Door Handleset
- Front Door Painted: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Shadow Mountain - Ledgestone Accent
- Alabaster SW7008 Fibercement Body Siding
- Alabaster SW7008 Fibercement Shake Accent
- Tuxedo Gray Board & Batten Shutters
- 4 over 1 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:
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
- Hathaway White Full Overlay Shaker Painted Maple Cabinets w/ BP7227128-900 Matte Black Pulls
- Soft Close Hinges on Doors
- Flat Polish Edge Light Gold Quartz Countertops
- Light Gold Quartz Kitchen Backsplash
- Hardwood Flooring: Impressions White Oak - Timber #1027
- Kitchen Pendant Light: Dianna Three Light Mini Lantern Pendant - 5192603-112 (x2- Over Kitchen Island)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)

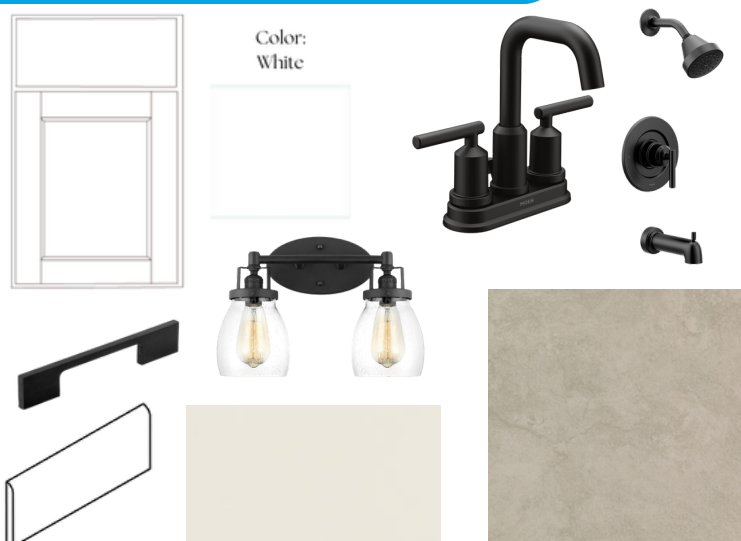
PRIMARY BATH



Primary Bathroom

- Hathaway White Full Overlay Shaker Painted Maple Cabinets w/ BP72096-900 Matte Black 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
- Gibson 4" Spread Matte Black Plumbing
- Elite Tile Pattern - Option #2 Tile Shower 42"x72" / Wall: CT70 6x18 Glossy Staggered w/ #93 Fossil Grout / Floor: CT70 2x2 Straight w/ #93 Fossil Grout
- Tile Flooring: CT70 12x24 Staggered w/ #93 Fossil 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) - 4414503-112

SECONDARY BATHS



Secondary Baths

- Hathaway White Full Overlay Shaker Painted Maple Cabinets w/ BP72096-900 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 - 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 - 4414502-112

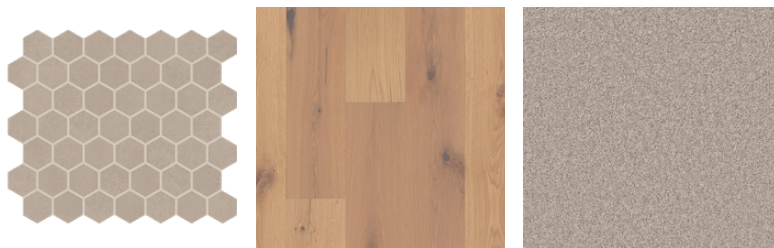
POWDER ROOM



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 - Timber #1027
- Powder Room Light - 4414502-112

ADDITIONAL FLOORING



Additional Flooring/Locations

- Tile Flooring: MC51 1.5" Hex Mosaic w/ #27 Hemp Grout - Laundry
- Hardwood Flooring: Impressions White Oak - Timber #1027 - Foyer, Great Room, Formal Dining Room, Formal Living Room, Carolina Room, Hall 1, Primary Bedroom/WIC
- Carpet Flooring: Windsor Court Ornamental Gate #122 w/ 6lb Pad - Hall 3/Loft, Bedroom 2, Bedroom 3, Bedroom 4, Bonus Room

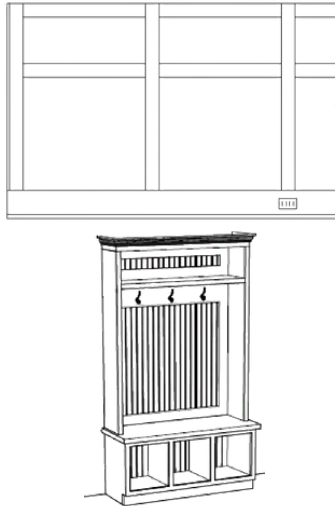
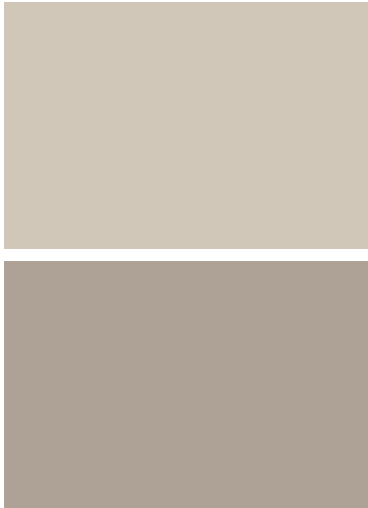
ADDITIONAL LIGHTING



Additional Lighting/Locations

- Foyer Light - 7714502-112
- Formal Dining Room Light - 3214509-112
- Interior Ceiling Fan in Great Room & Primary Bedroom - 5DIC52BKD-V1

INTERIOR PAINT & TRIM



FIREPLACE

*Ledgestone Look May Vary



APPLIANCES



Interior Paint & Trim

- Sherwin Williams Duration Flat Paint Whole House Package - Accessible Beige SW7036 w/ White Ceilings
- Formal Dining Room Painted: Mega Greige SW7031
- 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, Living Room, Carolina Room
- Bench and Cubby (Drop Zone) 4' Wide - Garage Entry
- Level 4 Rails 1st Floor
- Oak Treads w/ Painted White Risers - Stairs
- Wood Rod/Shelf Double Row in Primary Suite

Fireplace

- Shadow Mountain - Ledgestone Stacked Stone Gas Fireplace w/ Ozark Mantel Stained to Blend

Appliances

- Gallery Stainless Steel Gas Cooktop, Single Wall Oven, Built-In Microwave w/ Trim Kit and Dishwasher
 - Single Wall Oven- GCWS3067AF
 - Built-In Microwave- GMB3068AF/GMTK3068AF
 - Cooktop- GCCG3048AS
 - Dishwasher- GDPH4515AF
- Chimney Wall-Mount Hood - FHWC3055LS



DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE: \$610,900

Optional Elevation D w/ Dormer	\$6,665
Optional 3 rd Car Garage	\$16,500
Optional Rear Covered Porch – Plan Specific Sizing	\$16,500
Optional Gas Fireplace	\$1,650

DESIGN CENTER OPTIONS \$82,756

Align Kitchen Faucet w/ Pull-Down Spray
Gibson 4" Spread Matte Black 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
12-Light Glass View Over 1-Panel Front Door & Transom Package
Kitchen Pendant Light: Dianna Three Light Mini Lantern - 5192603-112 (x2- Over Kitchen Island)
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 2 Piece Crown Molding (x5- Foyer, Great Room, Kitchen/Breakfast Area, Living Room, Carolina Room)
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
Level 4 Rails 1st Floor
Optional Oak Treads with Painted White Risers
Level 2 Hathaway Full Overlay Shaker Painted Maple Cabinets - Gourmet Kitchen Layout
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
Hall Bath - Adult Height Vanity (x2- Bath #2, Bath #3)
Upgrade to Level 2 Bathroom Cabinet Hardware
Kitchen Level 2 Quartz
Upgrade Kitchen Countertop Edge
Evolution Single Bowl Stainless Steel Kitchen Sink



DESIGN OPTIONS SUMMARY CONTINUED

DESIGN CENTER OPTIONS CONTINUED \$82,756

Upgrade all Bath Vanity Bowls to Square Bowls
Stacked Stone Fireplace w/ Ozark 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 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 Carpet - Living 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 - 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 Lvl 1 Vinyl - Primary Bath Opt. Layout
Kitchen Backsplash: Level 2 Quartz
Level 4 Elite Tile Pattern - Option #2 Tile Shower 42"x72"
Belton Lighting Package Midnight Black (Whole House)
Add Framed Mirrors to Primary Bathroom
Add Framed Mirrors to Powder Room
Semi Frameless Shower Door - Primary Bath
Wood Rod/Shelf Double Row in Primary Suite
Carpet Level 2 ILO Level 1 Carpet - Hall 3/Loft, 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

\$124,071

TOTAL SALES PRICE:

\$734,971