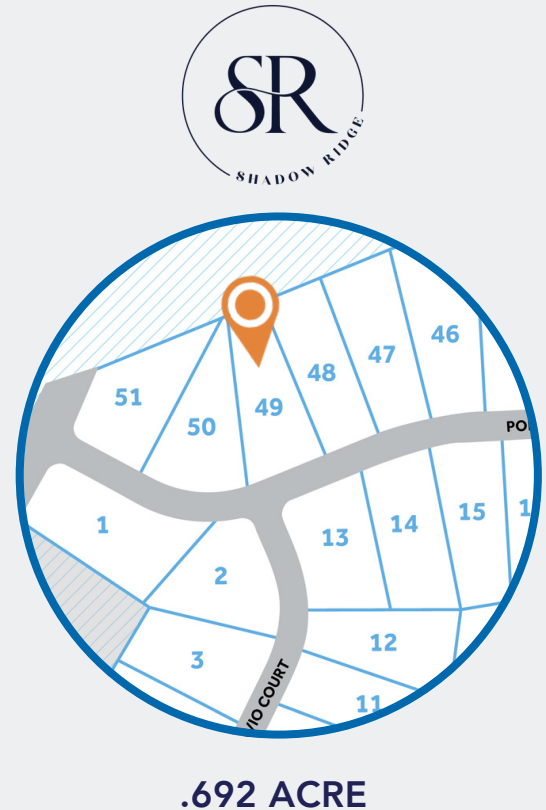




## The Page Homeplan

ELEVATION F

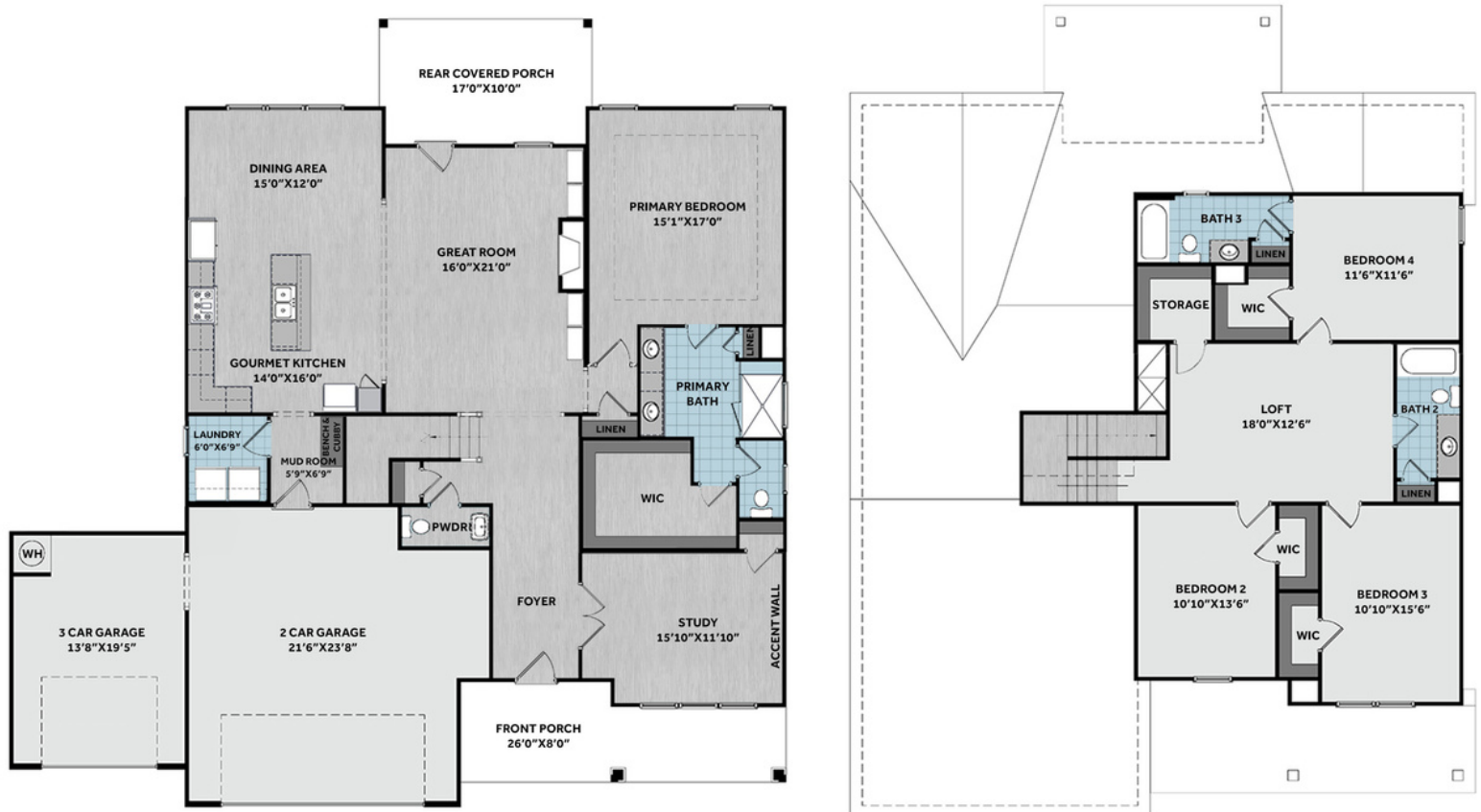
2,927 SQFT | 4 BR | 3.5 BA | 3 CAR GARAGE



## 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.





This beautifully designed home combines style and function throughout. The first-floor primary suite offers a tray ceiling with crown molding and a luxurious bath featuring a dual quartz vanity, a walk-in tile shower, private water closet, linen closet, and spacious walk-in closet. The great room showcases built-in shelving, a gas log fireplace, and a white shiplap accent wall. The gourmet kitchen features a large island overlooking the living space, "Calacatta Capri" quartz countertops, white shaker cabinets, mosaic tile backsplash, pantry cabinet, dining area, and stainless-steel appliances including a gas cooktop, double wall ovens, microwave, and dishwasher. A private study with French doors provides the perfect home for a flex space. The mudroom with built-in bench and cubbies connects to the laundry room. Upstairs, a spacious loft is complemented by a private guest suite with its own full bath, plus two additional bedrooms with walk-in closets and access to a full hall bath. Exterior highlights include cement board siding, board and batten, dimensional roof shingles, a spacious front porch, and smart keypad entry. Set on a 0.69-acre lot, this home includes a 3-car garage, Energy Plus certification, fiber optic internet availability, and a 1-2-10 in-house builder warranty.

## EXTERIOR

SIDING

B&B

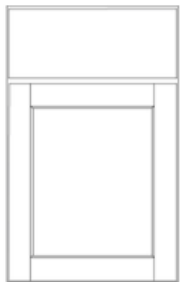
FRONT DOOR



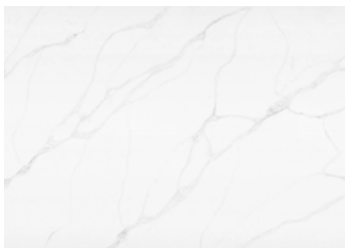
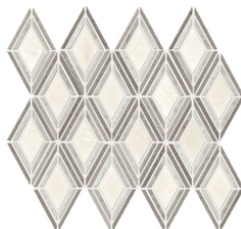
## Exterior

- 9-Light Glass View Over 2-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt & Front Door Handleset
- Front Door Painted: Watery SW6478
- Moire Black Dimensional Shingles
- Knitting Needles SW7672 Fibercement Body Siding
- Knitting Needles SW7672 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



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/ BP205128-900 Matte Black Pulls
- Soft Close Hinges on Doors
- Flat Polish Edge Calacatta Capri Quartz Countertops
- Argyle Blend Mosaic Tile - Decorative Accents / DA23 w/ #44 Bright White Grout Kitchen Backsplash
- Hardwood Flooring: Impressions White Oak - Wilderness #5048
- Kitchen Pendant Light: Labette Medium Three Light Lantern Pendant - 5240603-12 (x2- Over Kitchen Island)
- Add Recess Light Assembly to Non Standard Location (x5- Kitchen)

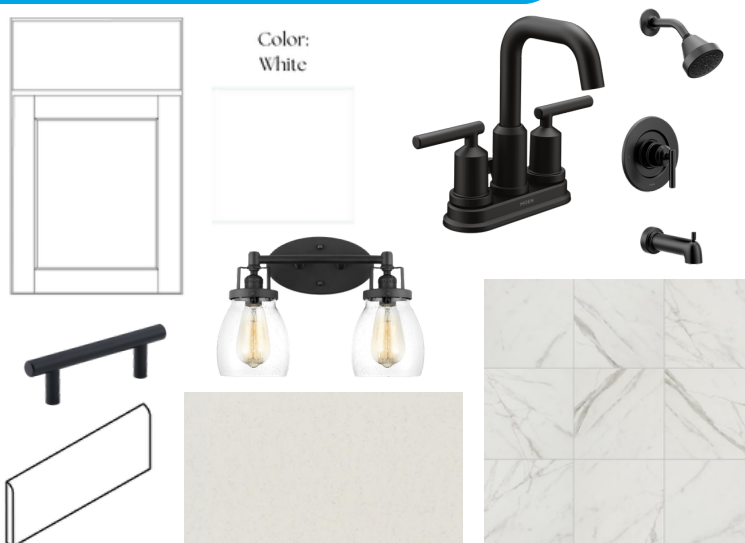
## PRIMARY BATH



## 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) - 4414503-112

## SECONDARY BATHS



## Secondary Baths

- Bella White Full Overlay Shaker Painted Maple Cabinets w/ BP20576-900 Matte Black Pulls
- Soft Close Hinges on Doors
- Bath 2/Bath 3 - 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 3
- Bath 2/Bath 3 Lights - 4414502-112

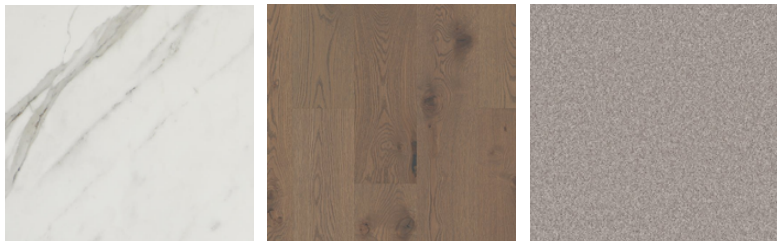
## POWDER ROOM



### 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 - Wilderness #5048
- Powder Room Light - 4414502-112

## ADDITIONAL FLOORING



### Additional Flooring/Locations

- Tile Flooring: CT76 12x12 Straight w/ #89 Smoke Gray Grout - Laundry
- Hardwood Flooring: Impressions White Oak - Wilderness #5048 - Foyer, Great Room, Study, Hall 1, Hall 2, Primary Bedroom/WIC
- Carpet Flooring: Windsor Court Cloudy Skies #500 w/ 6lb Pad - Hall 3/Loft, Bedroom 2, Bedroom 3, Bedroom 4

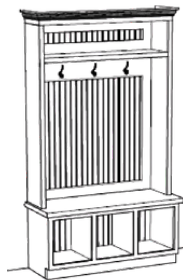
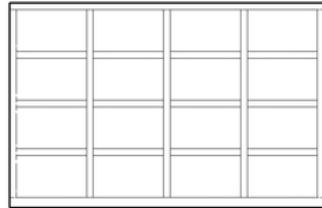
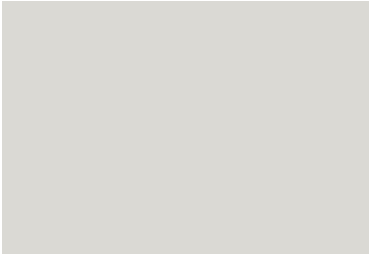
## ADDITIONAL LIGHTING



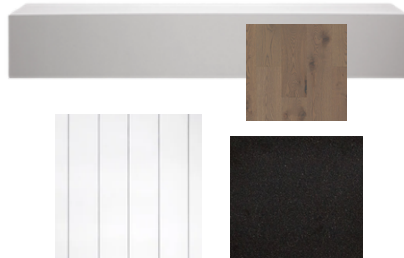
### Additional Lighting/Locations

- Foyer Light - 7714502-112
- Dining Area Light - 3214505-112
- Interior Ceiling Fan in Great Room & Primary Bedroom - 5DIC52BKD-V1

## INTERIOR PAINT & TRIM



## GREAT ROOM BUILT-INS & FIREPLACE



## APPLIANCES



## Interior Paint & Trim

- Sherwin Williams Duration Flat Paint Whole House Package - First Star SW7646 w/ White Ceilings
- Paint & Trim Garage - Painted Flat White
- Trim Package Level 3 Base Molding 7¼" & Casing 3¼"
- Accent Wall Option #1 - Square Panel Accent Wall - Study: Satin Painted Software SW7074
- 2 Piece Crown Molding - Foyer, Great Room, Kitchen/Dining Area
- Bench and Cubby (Drop Zone) 4' Wide - Garage Entry
- Level 4 Rails 1st & 2nd Floor
- Oak Treads w/ Painted White Risers - Stairs
- Wood Rod/Shelf Double Row in Primary Suite

## Fireplace

- Great Room Built-Ins & Bookcase
  - Bella White Full Overlay Shaker Painted Maple Cabinets w/ BP205128-900 Matte Black Pulls
  - Flat Polish Edge Calacatta Capri Quartz Countertop
- Gas Fireplace in Great Room w/ Vertical Shiplap Accent Wall
  - Ozark Floating Mantel Stained to Blend w/ Hardwood
  - 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: \$600,500

|                                                                         |          |
|-------------------------------------------------------------------------|----------|
| Optional Elevation F                                                    | \$1,750  |
| Optional 3 <sup>rd</sup> Car Garage                                     | \$16,500 |
| Optional Gas Fireplace on Interior Wall w/ Vertical Shiplap Accent Wall | \$3,260  |

### DESIGN CENTER OPTIONS \$92,943

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  
9-Light Glass View Over 2-Panel Front Door, 2 ½ Light Sidelights & Transom Package  
Kitchen Pendant Light: Labette Medium Three Light Lantern Pendant - 5240603-12 (x2- Over Kitchen Island)  
Add Recess Light Assembly to Non Standard Location (x5- 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 (x3- Foyer, Great Room, Kitchen/Dining Area)  
Add Accent Wall Option #1 - Painted Square Panel Accent Wall - Study  
Add Bench and Cubby (Drop Zone) 4' WIDE  
Level 4 Rails 1st Floor + 2nd 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  
Upgrade to Level 2 Kitchen Cabinet Hardware  
Level 2 Bella Full Overlay Shaker Maple Cabinets - Great Room Built-Ins and Bookcase  
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 (x2- Bath #2, Bath #3)  
Kitchen Level 3 Quartz  
Upgrade Kitchen Countertop Edge  
Evolution Single Bowl Stainless Steel Kitchen Sink  
Great Room Built-Ins Level 3 Quartz Only



## DESIGN OPTIONS SUMMARY CONTINUED

### DESIGN CENTER OPTIONS CONTINUED \$92,943

Upgrade all Bath Vanity Bowls to Square Bowls  
Ozark Floating 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 - Study  
Hardwood Lvl 3 ILO Lvl 1 Vinyl - Kitchen / Dining Area  
Hardwood Lvl 3 ILO Lvl 1 Vinyl - Powder Room  
Hardwood Lvl 3 ILO Lvl 1 Carpet - Hall #1  
Hardwood Lvl 3 ILO Lvl 1 Carpet - Hall #2  
Hardwood Lvl 3 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 2 ILO Lvl 1 Vinyl - Laundry  
Ceramic Tile Lvl 3 ILO Lvl 1 Vinyl - Primary Bath Opt. Layout  
Kitchen Backsplash: Argyle Blend Mosaic Tile - Decorative Accents  
Level 3 Deluxe Tile Pattern - Option #2 Tile Shower 42"x72"  
Level 2 Bullnose Tile Pattern – Secondary Bath Fiberglass Shower Surround (x2- Bath #2, Bath #3)  
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  
Upgrade to Front Door Handleset  
Gallery Stainless Steel Gas Cooktop, Double Wall Oven, Microwave and Dishwasher

**TOTAL OPTIONS ADDED**

**\$114,453**

**TOTAL SALES PRICE:**

**\$714,953**