



**Spec Sheet
For
1039 Heather Lane, Wake Forest
Lot 39 Chesleigh**

FEATURES:

Exterior:

- Brick Veneer with cement boxing and siding per plan with allowances
- Fungus resistant architectural shingles and metal accents
- Custom main entry door
- Covered concrete porch
- Brick front accents

Interior:

- 10' ceiling in main throughout
- 9' ceilings on second floor
- Custom cabinetry
- Granite or Quartz countertops

Front Porch:

- Concrete flooring
- Custom entry unit
- Electrical outlet
- Custom Lighting

Family Room:

- Hardwood Flooring
- Ceiling fan with light
- Windows per plan
- Gas fireplace – vent free – with Stone Surround
- Accent Mantle above fireplace site built along with site-built shelving
- Flush mount lighting
- Open to Kitchen and Dining Room
- Crown Molding
- Stairway per plan with site finished treads
- Slider to Screened Porch

Kitchen:

- Hardwood Flooring
- Granite or Quartz Countertops LV1
- Custom Cabinets with crown and designer pulls (per YVCC elevation)
- Island – per plan
- Flush lighting and pendant lighting
- Scullery Panty
- Open to Family Room and Dining Room

Dining Room:

- Hardwood Flooring
- Custom molding including crown
- Open access to Kitchen and Family Room

Study:

- Hardwood Flooring
- French Doors to front hall
- Lighting wired for ceiling fan

Primary Bedroom:

- Carpet Flooring
- Vaulted ceiling with crown molding
- Ceiling fan with light
- Cable/phone outlet
- Large walk-in closet with designer layout

Primary Bathroom:

- Tile Flooring
- Double vanity with granite top
- Tile shower and semi-frameless glass enclosure
- Private water closet

Bedroom #2:

- Carpet flooring
- Windows per plan
- Lighting wire for ceiling fan
- Closet with wood shelving

Bath #2:

- Fiberglass tub/shower
- Vanity
- Elongated toilet
- Designer plate mirror

Bedroom #3:

- Carpet flooring
- Windows per plan
- Lighting wire for ceiling fan
- Closet with wood shelving

Bedroom #4:

- Carpet flooring
- Windows per plan
- Lighting wire for ceiling fan
- Closet with wood shelving
- Easy access to bath

Playroom:

- Carpet Flooring
- Windows per plan

Porch

- Sliding glass doors from Family room

Laundry Room:

- LVP Flooring
- Designer wall color – folding top selection per YVCC
- Custom cabinets

Mud Room:

- Drop off zone with cubbies
- Access to Laundry room

Garage:

- 2 car garage per plan with concrete flooring
- Typical garage bay lighting and outlets per code

Miscellaneous information:

- Eco structure home
- Sealed crawl space
- Energy efficient windows
- Gap sealing
- Highly efficient electric tankless water heater
- American Standard HVAC equipment
- Designer lighting and wall color throughout and much more

Each project is different and during construction some things could change. This spec sheet is a representation of the completed Lot 39 Chesleigh home. PAKT Construction reserves the right to change or modify the spec sheet as needed.

PAKT Construction