

UPRIGHT BUILDERS INC.
590 New Waverly Place, Suite 140
Cary, NC 27518
Phone: 858-8383

Builder Specifications

Subdivision: Wexford Lot 70
Address: 7805 Ailesbury Road
Date: April 24, 2025
List Price:

To Include: (Per Builder's Specifications)

Exterior:

Brick, Board and Batten and Siding Per Elevation
30-Year Shingles
Standing Seam Metal Roof Per Plans
Stained Mahogany Front Doors
8'-0" Height Exterior Sliding Doors at Screened Porch (Main Floor)
8'-0" Height Exterior Sliding Doors at Patio (Lower Level)
Front and Side Porches With Bluestone Floor and Stained T&G Ceilings
Rear Screened Porch with Stained T&G Ceiling, Tile Floor, Skylights,
Phantom Screens, Metal Railings, Gas Fireplace With Brick Surround,
Ceiling Fan, Recessed Can Lights, CATV Prewire
Basement Patio With Recessed Can Lights, Ceiling Fan, CATV Prewire
Trex Deck With Steps To Grade, Metal Railings
Amarr Lincoln 2000 Series Insulated Modern Style Garage Doors with Glass Per Plans
Custom Landscaping Package
5" Seamless Gutters with 3" Downspouts

Interior:

General Info: 10'-0" Ceiling Height 1st Floor and Basement/ 9'-0" Ceiling Height 2nd Floor

Fireplace: 60" Linear Gas Fireplace at Family Room With Tile Surround

Flooring: **7 - 1/2" Engineered Hardwoods:**
Main Floor and 2nd Floor Except Baths and Laundry Room

Carpet : N/A

Luxury Vinyl Plank Flooring: Basement Except Full Bath

White Oak Stair Treads Stained

Ceramic Tile Locations

Ceramic Tile In All Full Baths and Laundry

Ceramic Tile Backsplashes: Kitchen, Scullery and Basement Bar

Cabinets: Cabinets To Include All Kitchen, Scullery, Baths, Laundry and (2) Bar Cabinets
Including Countertops and Sinks

Appliances:

Kitchen: JennAir 36" Gas Range; JennAir Wall Oven and Microwave; Bosch Dishwasher
600 CFM Hood Liner

Scullery: Bosch Dishwasher

Basement Bar: Sharp Microwave Drawer

Electrical: Designer Lighting Package
Ceiling Fans, Recessed Can Lights, Under Cabinet Task Lighting, Car Charger

Square Footage: (Estimated)

Lower Level Heated	1,479
First Floor Heated	3,043
Second Floor Heated	1,490
Third Floor Heated	-
Total Heated	6,012

Front Porch	31
Rear Screened Porch	325
Side Porch	42
Garage	898

Basement Unheated	1,392
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Total Under Roof	9,300
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Low-Voltage: **Structured Wiring** To Include Ethernet Prewires

Plumbing: (2) Full Baths, (1) 1/2-Bath Main Level
(3) Full Baths 2nd Level
(1) Full Bath, (1) 1/2-Bath Basement
Kitchen Faucet: Moen Cia Collection - Brushed Gold With Undermount Sink
Scully: Moen Align Collection Faucet - Matte Black Kohler Neoroc 60/40 Sink
All Bath Sinks: White Rectangular
Powder Room: Moen Cia - Brushed Gold (2) Handle Widespread Faucet/Comfort Height Toilet
Primary Bath: Moen Cia Collection - Brushed Gold (2) Handle Widespread Faucets/Comfort Height Toilet
 Shower: (1) Wall Rain Head / (1) Handheld
 Signature Hardware Laxon 70" Freestanding Tub With Cia Brushed Gold Tub Filler
1st Floor Guest: Moen Genta Collection - Matte Black (2) Handle Widespread Faucets/Comfort Height Toilet
Secondary Baths: Moen Genta Collection - Matte Black
Basement Wet Bar: Moen Align Collection - Matte Black With Undermount SS Sink
2nd Floor Bonus Wet Bar: Moen Align Collection - Matte Black With Undermount SS Sink
Laundry Room: Moen Align Collection - Matte Black With Undermount SS Sink
(2) Rinnai Tankless Hot Water Heaters
Cast Iron Plumbing Pipe Drops

Interior Trim: Custom Stained Shelving At Family Room
Custom Painted Built-Ins At Study
Custom Trim Wall Accent At Mudroom Study
Custom Master Closet With Island
Custom Stained Beams In Dining Room
Custom Mudroom Benches and Cubbies With Shiplap
Cove Crown Moldings Throughout Including Baths (Excluding Closets)
White Oak Step Treads with Iron Balusters
8'-0" Smooth Solid Core Interior Doors 1st Floor and Basement
6'-8" Smooth Solid Core Doors 2nd and 3rd Floors
All Closets Include Custom Painted Wood Shelving

Hardware: Schlage - Black Century Series Front Door Handleset
Schlage - Black Latitude Levers With Collins Backplates

Mirrors/Shower Doors:
Framed Mirrors: (2) Powder Rooms and Primary Bath
Frameless 3/8" Glass Shower Doors (Metal Headers As Required): Primary Bath; 1st Floor Guest Bath
Semi Frameless 1/4" Glass Shower Doors Secondary Baths
Plate Glass Mirrors All Baths Except Powder Rooms and Primary Bath