



509 Colleton Road

Raleigh, NC

Build Selections Sheet

Presented by Desiree White

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Constructed by Boardwalk Building Company



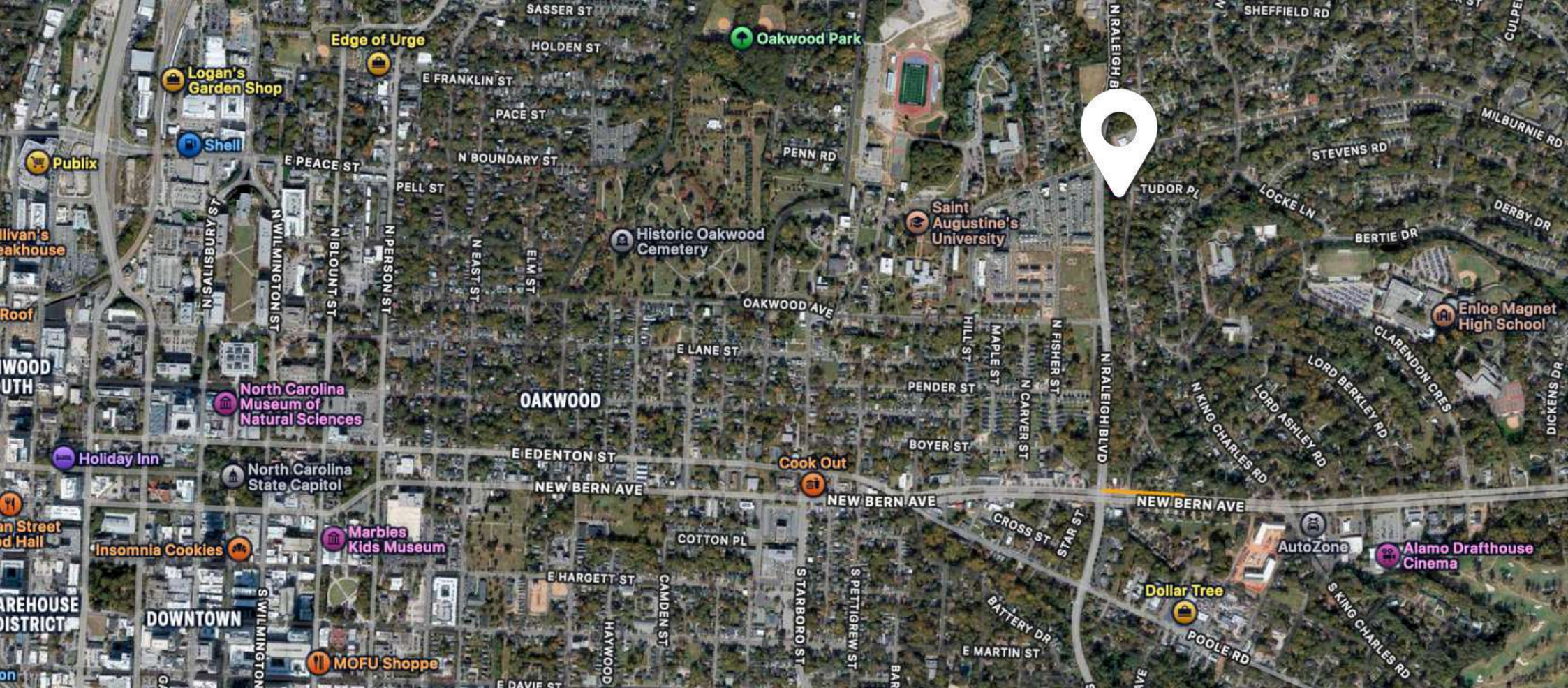
509 Colleton Road

Raleigh, NC

Luxury. Sustainability. Convenience.

Enjoy open-concept living with abundant natural light.

*Just minutes from
Raleigh's expanding city skyline, this home features
modern architecture with a spacious layout and high-
end, energy-efficient appliances and finishes, all
reflecting the dynamic growth and development of the
surrounding area.*



The Premier *Location*

The **Longview neighborhood** is a walkable **hidden gem** in the city with tree-lined streets, parks and **greenway access**.

The location is **well-positioned** to major thoroughfares for **easy commuting**. The area provides a mix of **quiet**, suburban vibes with **proximity to city amenities**.

The Premier Location



Downtown Raleigh
2 miles



NCSU
3 miles



Pullen Park
2.5 miles



NC Farmer's Market
4 miles



Wake Med Hospital
3 miles



Wegman's Grocery
5 miles



Cameron Village
3 miles

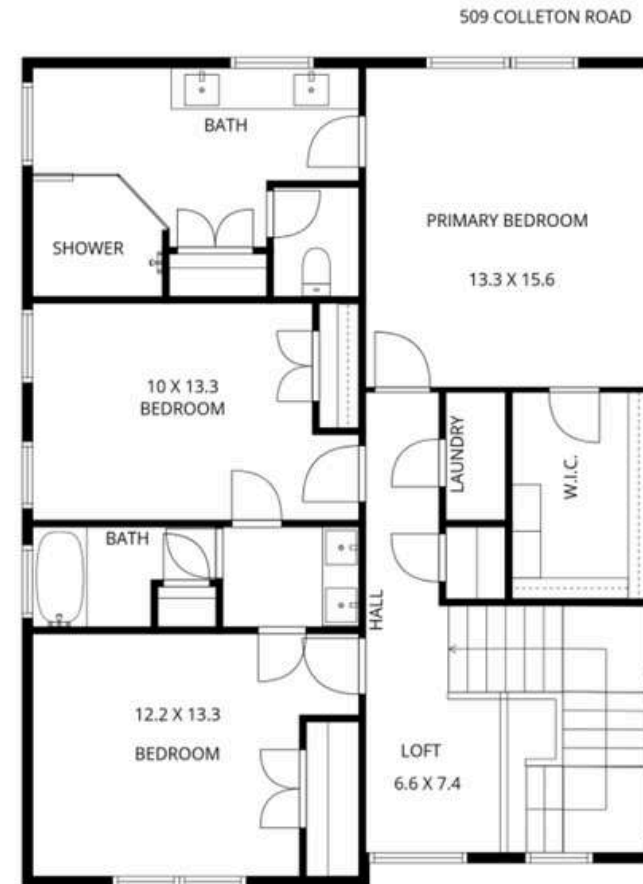


NC Art Museum
5 miles

Welcome Home



FLOOR 1



FLOOR 2

Construction

ENERGY STAR RATED

Provides discount on power bills for life of home through Duke Power

Raised Stemwall Foundation with painted parge coat

A reinforced concrete stemwall raises the home for added stability, moisture resistance, and protection, while a parge coat provides a clean, durable finish

Framing

Advanced structural framing techniques maximize energy efficiency. This plan features 9' ceilings on the first floor and 9' ceilings on the second floor

Web Truss Floor System

Engineered open-web trusses create a stronger, quieter floor with longer spans and allow for easier HVAC, plumbing, and electrical installation

Paint

Pure White SW 7005
by Sherwin-Williams

Alabaster SW 7008
by Sherwin-Williams

Clove 9605 by
Sherwin-Williams

Taupe of the
morning 9590 by
Sherwin-Williams

INTERIOR PAINT

EXTERIOR PAINT

HVAC



2.5ton 14 seer2
Trane Split Heat Pump System



AprilAire 2 zone
Fresh Air Ventilation System



Trane XL824
programmable thermostats



ENERGYSTAR Fiberglass Insulation and Air Sealing
package (no toxic spray foam insulation)



All hvac units and ductwork in conditioned space
Installed and warranted by Carolina Comfort Air

Fireplace



Heatilator Direct Vent gas fireplace with logs

With Direct Vent fireplaces, 100% of combustion exhaust fumes are removed from your home.

No harmful gases are released into your room.
Direct Vent fireplaces are extremely energy efficient.



Kitchen



The 6.3 cu. ft. Smart Induction Slide-in Range delivers powerful, efficient cooking with an induction cooktop that heats cookware directly for faster, more responsive performance and enhanced energy efficiency.

Samsung ProBake Convection® ensures even baking and roasting with a dual-speed fan and rear heating element, while Air Fry, UltraHeat™ 3.9kW rapid boil, and smart ThinQ® app integration offer versatility, precision, and convenience.



Samsung package
SDW80CG4021SRAA



Hauslane vent hood
exhausted to the exterior
(not recirculating)



Samsung LG built in microwave
installed undercabinet on island

Primary Bath



SOAKING TUB

Slipper soaking tub by vanity art



COUNTERTOPS

Taj quartz countertops on Kith cabinets



TILES

The master bath features oversized 24" x 48" porcelain tiles, creating a seamless, elegant look with fewer grout lines for easy maintenance, while the European-style shower floor adds a touch of luxury.

Primary Bath

FAUCETS

Matte Black with coordinating vanity light fixtures

SINKS

20" oval tempered glass undermount vessel bathroom sinks.

SHOWER

DELTA Pressure balanced with integrated volume control shower valves. Rain Shower head, Handshower on separate valve. (both the handshower and the rainfall can operate at the same time)

SHOWER NICHES

Built in SS shampoo shower niches

BENCH

Built in bench in walk in shower

ENCLOSURE

Heavy frameless glass shower enclosure

TOILET

KOHLER toilets

CLOSET

Custom closet with face framed shelving



Bath

SHOWER

DELTA Monitor Series Tub shower fixtures, SS shampoo niche

TILE

24x24 matte taj porcelain

TOILET

Kohler toilet

CLOSET

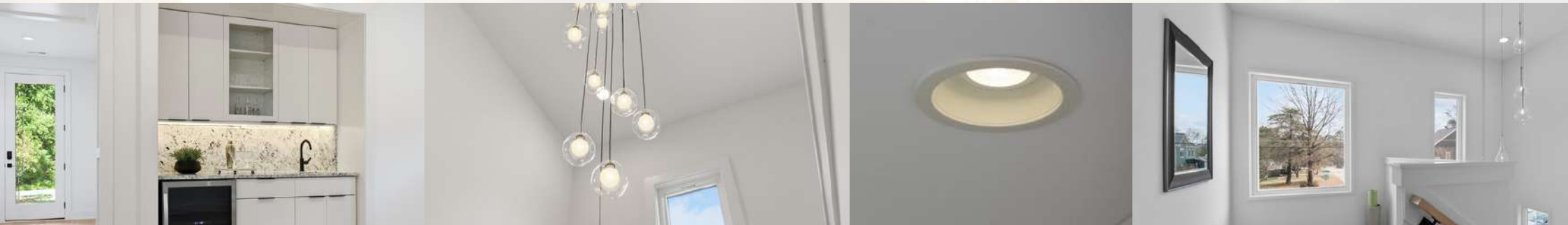
Custom closet with face framed shelving

COUNTERTOPS

Quartz Taj countertops on kitchen cabinets with undermount sinks.

Lighting

- Curated LED lighting package with fixtures by West Elm, Brayden Studio, Corrigan, and Generation Lighting.
- Undercabinet lighting in kitchen and wet bar. Generous use of recessed cans.
- Ceiling fans are pre-blocked and dual-switched in all bedrooms. The foyer includes a hard-wired art light.
- Cascading teardrop clear glass foyer light fixture.
- Prewired receptacle for patio string lights. Flood light backyard.
- Outlet installed behind the primary toilet for a future bidet.



Trim Carpentry & Built-Ins

Modern, flat trim casing and baseboard

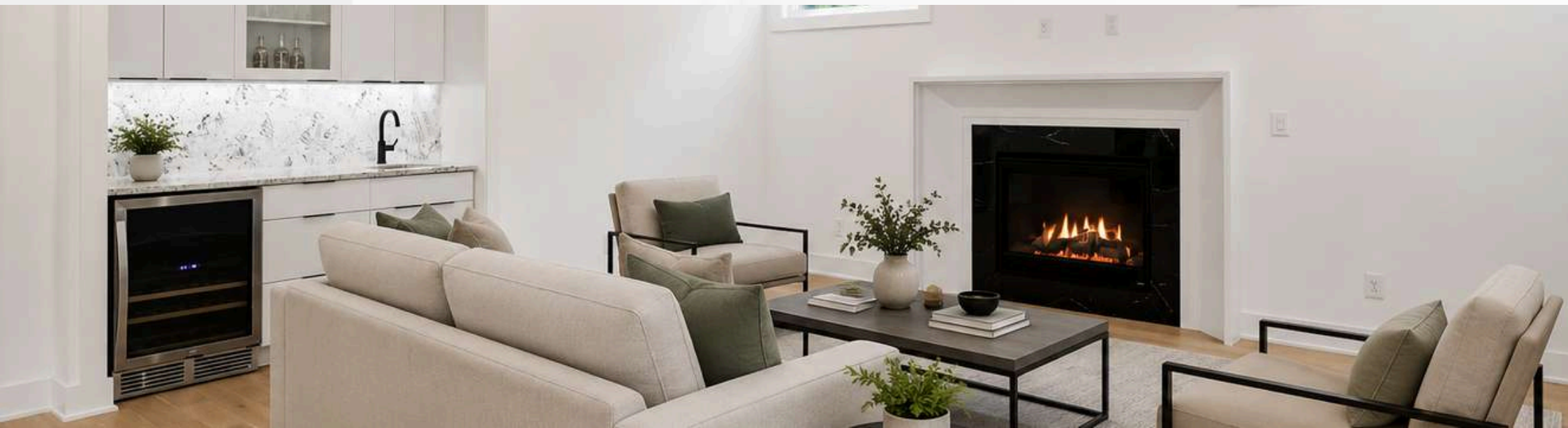
Custom Closets with face framed shelving with long and short hanging spaces

Custom modern fireplace mantle and surround with floating shelves

Custom mud room with built in bench seating and storage nooks

White Oak hardwood treads and handrail on stairs

Modern one panel interior doors



Flooring

Real Wood brand white oak engineered flooring offers a natural, elevated look with the warmth and character of real wood, bringing timeless style and durability throughout the home.

No carpet is present in the house.



Landscaping

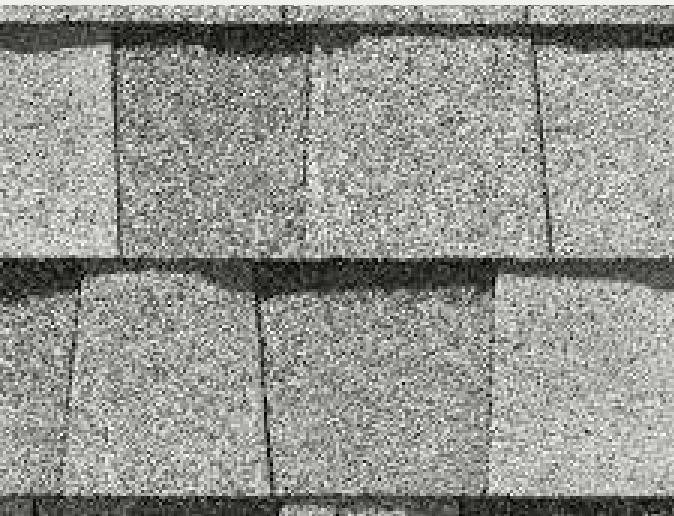
Thoughtfully designed landscaping features Tennessee River rock stone beds, boulder accents in the front bed, pink muhly native grasses, mature ligustrum for added privacy, and juniper across the hillside for a clean, natural, low-maintenance finish.

Fully fenced pressure treated pine fencing



Roofing & Siding

- Landmark Certainteed Silver Birch Architectural Shingles
- Galvalum Standing Seam Black Metal Roof
- Hardi Board fiber cement siding: the lifespan of fiber cement siding is 50 years and above! Hardi is the #1 brand of fiber cement siding in North America.



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Landscaping, furniture, lighting, and decorative items are for presentation purposes only and may not reflect the final delivered product. Please refer to your purchase agreement and builder specifications for a complete list of standard inclusions and available upgrades.

All information is deemed reliable but subject to change without notice. Buyers should confirm lot size, site conditions, and final home details with the builder.