



UMSTEAD PARK RESIDENCE

Special Features

Architecture & Site

Architect: ThoughtCraft Architects

Builder: Ruffy Homes

Interior Design: Jen Cobb, Verity Design Studio

Location: Backs directly onto over 5,000 acres of forest and trails in Umstead State Park

Lot Size: 1.88 acres of wooded privacy with curated landscape design

Square Footage: 8,377 heated sq ft | 11,965 total under roof

Roof: Handcrafted cedar shake for natural warmth and durability

Exterior Materials: Vertical cedar siding and cast stone in Sunset Antique Buff with Goldsboro buff sand mortar

Natural Light & Design Innovation

Skylights and clerestory glass allow daylight to move across the space throughout the day

Innovative curved ceilings designed to enhance light diffusion and bring softness to the geometry

Natural materials like wood, stone, and linen finishes create a quiet tactile elegance

Private courtyard off the primary suite connects the interior to nature for peaceful morning rituals

Kitchen & Pantry

Custom white oak cabinetry with slab fronts and finger pulls

Surfaces: Macauba Cream Quartzite (3cm, polished)

Hardware: Edge pulls in brushed and painted finishes

Appliance Package:

- Sub-Zero 30" Designer Column Refrigerator (Panel Ready)
- Sub-Zero 24" Designer Column Freezer with Ice Maker (Panel Ready, LH)
- 36" Miele Frameless Induction Cooktop (KM7745FL)
- Miele Built-In Wall Oven in Obsidian Black (H7880BPOB)
- Miele Compact Microwave Wall Oven in Obsidian Black (H7870BMOB)
- Miele 36" Slim Insert Hood (DA2390)
- XO 24" Two-Zone Wine Cooler (Panel Ready)
- Two Bosch 300 Series Dishwashers (Panel Ready, 3rd Rack)

Bathrooms & Wellness

Primary Suite:

- Americh 72" VIVO acrylic undermount tub
- Phylrich wall-mounted fixtures in polished nickel

- Calacatta Viola marble slabs (pending final approval)
- Dedicated pre-wired zone designed to accommodate a future sauna installation

Secondary Baths:

- Kohler Stargaze freestanding tub in MIL suite
- Kast Elm wall-mounted sink in Pool Bath
- Phyrich fixtures in French Brass throughout

Wellness Studio: Designed for meditation, movement, and private retreat

Surfaces & Finishes

Fireplace Surrounds: Dekton Albarium (matte finish) in Living Room, Primary & Outdoor spaces

Custom Vanities: Rosso Levanto & Calacatta Borghini (final templating in progress)

Secondary Bath Counters: Cambria Ella quartz (polished)

Flooring: Wide plank white oak, site-finished in custom stain

Paint: Benjamin Moore Swiss Coffee throughout in matte and satin

Wallpaper: Mark Alexander Shifu (Latte) and Wolf Gordon Cavan Magnolia Linen

Outdoor Living

Outdoor Kitchen: Wolf 42" Built-In Grill (LP Gas), Blanco Alta II faucet, and XO 24" Refrigerator

Landscape: Thoughtfully lit with irrigation and native plantings

Paving: High-end pavers throughout the pool terrace

Custom-designed pool with integrated bench, dual depth zones, and architectural hardscaping

High-end pavers frame the pool and lounge area for seamless indoor-outdoor transitions

Dedicated pool bathroom with Kast Elm wall-mounted sink and designer P-trap in polished nickel

Native landscaping and ambient lighting provide a tranquil, resort-style setting

Outdoor shower adjacent to the pool with premium fixtures for spa-like rinsing experience

Performance & Sustainability

High-efficiency HVAC systems with zoning

R-45+ roof insulation, advanced air sealing, and conditioned sealed crawlspace

VOC-free paints and finishes throughout

Natural ventilation and cross-breezes designed into layout