

UPRIGHT BUILDERS INC.
590 New Waverly Place
Suite 140
Cary, NC 27518
Phone: 858-8383 Fax: 858-8345

Chatham Park

Lot: Sanctuary at Lake Wheeler Lot 12
Address: 1325 Sanctuary Pond Drive
Raleigh, NC 27603
Date: May 15, 2026
Price: \$2,199,900

Square Footage: (Estimated)

First Floor	2,623
2nd Floor	2,264
Total Heated	4,887
Unfinished Basement	-
Garage	930
Front Porch	34
Rear Porch	280
Total Under Roof	6,131

To Include: (Per Builder's Specifications)

Exterior:

Floorplan and Elevation As Attached
Brick and Siding Per Elevation
30-Year Shingles
Stained Mahogany Front Door
16' - 0" x 8' - 0" Rear Sliding Door (Per Plans)
Bluestone Front Porch Floor and Brick Steps
Front Porch With Stained Beadboard Ceiling
Rear Covered Porch With Stained Beadboard Ceiling and Tile Floor
Phantom Screens on Rear Covered Porch
Amarr Oak Summit 2000 Series Carriage Style Garage Doors with Glass Per Plans
Painted Garage Walls and Ceilings
Landscaping Per Layout TBD (Per Neighborhood Standard with Tif Tuf Bermuda Sod)
5" Gutters with 3" Downspouts
Techshield (OSB with radiant barrier) at roof areas for energy efficiency and comfort
Sealed Crawlspace
Spray Foam Insulation

Interior: (1st and 2nd Floors)

General Info: Floorplan and elevation as attached - revisions noted below
10' Ceiling Height 1st Floor/9' Ceiling Height 2nd Floor

Fireplace: 42" Gas Fireplace at Family Room with Tile Surround to Mantel Height
42" Gas Fireplace at Screened Porch with Painted Shiplap

Flooring: 6" Novella Engineered Hardwood Floors
Hardwood Locations: Through Out 1st Floor Excluding Full Baths and Laundry Room,
2nd Floor Hall and Loft
Oak Stair Treads
Carpet Per Allowance \$28/yd
Carpet Locations: 2nd Floor Bedrooms and Bonus
Ceramic Tile Per Allowance (Below)
Ceramic Tile In All Full Baths and Laundry
Kitchen and Scullery Backsplashes

Cabinets: Cabinet Allowance To Include All Kitchen, Bathroom, Laundry Cabinets,
Sinks and Countertops

Appliances: Appliances Per Allowance
Appliances: Jenn Aire 36" Gas Range; 30" Convection Oven; Microwave Oven;
(2) Dishwashers; Hood/Liner (per plan)

Electrical: Electrical: (Per Plan) (4) Ceiling Fans Installed; (5) Additional Ceiling Fan Prewires; Recessed Can Lights;
Wiring for Undercabinet Lighting In Kitchen (Lights Included In Lighting Allowance)
(Ceiling Fans Included In Lighting Allowance)
Exterior GFCI electrical outlets at Rear Covered Porch and Covered Patio

Low-Voltage: Structured Wiring To Include (9) Ethernet Prewires; (9) CATV Prewires Centrally Terminated

Plumbing: (3) Full Baths Main Level
(3) Full Baths Second Level
Moen Faucets
1st Floor Master Shower - (1) Rain Can Head and (1) Handheld With Slide Bar
1st and 2nd Floor Showers - (1) Shower Head Per Plan
2nd Floor Tub With Ceramic Tile Surround
Laundry Sink in Cabinet in Laundry Room per Plans
Rinnai Tankless Hot Water Heater

Interior Trim: Vaulted Ceiling In Dining Room With Custom Beams
Vaulted Ceiling In Primary Bedroom With Custom Beams
Custom Built Ins At Family Room
Panel Trim in Study and Primary Bedroom
Oak Step Treads with Iron Balusters
Custom Built In Mudroom Cubbies and Bench Seat
Cove Crown Moldings Throughout Except Closets and Pantry
8'-0" 2-Panel Smooth Solid Core Interior Doors 1st and 2nd Floor
All Closets and Pantry Include Custom Painted Wood Shelving

Hardware: Schlage Bowery Front Door Hardware - Black
Schlage Bowery Interior Door Hardware - Black
Moen Bath Hardware

Mirrors/Shower Doors: Powder Room, Primary and Guest Bath Mirrors Provided By Buyer/Installed By Builder
Frameless 3/8" Glass Primary and Guest Bath Showers
Semi Frameless 1/4" Glass 2nd Floor Showers
Plate Glass Mirrors 2nd Floor

Interior Finish: (2) Interior Wall Paint Selections; (1) Interior Trim Paint Selection

Insulation: Sealed Crawlspace
Spray Foam
Sound Batts At All Bathrooms and Laundry Room Walls that adjoin Living Space