

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

Chatham Park

Lot: Rosslare Lot 17
Address: 2432 Rosslare Mews Lane
Wendell, NC 27591
Date: May 15, 2026
Price: \$1,374,900

Square Footage: (Estimated)

First Floor	2,273
2nd Floor	1,543
Total Heated	3,816
Storage	520
Garage	484
Front Porch	150
Rear Porch	252
Total Under Roof	5,222

To Include: (Per Builder's Specifications)

Exterior:

Floorplan and Elevation As Attached
Brick and Siding Per Elevation
30-Year Shingles
Stained Mahogany Front Door
Flagstone Front Porch Floor and Brick Steps
Front Porch With Stained Beadboard Ceiling
Rear Covered Porch With Stained Beadboard Ceiling
Treated Wood Covered Rear Porch Floor and Steps
Painted Wood Rear Porch Columns
Amarr Liberty 2000 Series Carriage Style Garage Doors with Glass Per Plans
Painted Garage walls and Ceilings
Landscaping Per Layout TBD (Per Neighborhood Standard with Zoysia 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
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 Vertical 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 Locations: 2nd Floor Bedrooms and Bonus
Ceramic Tile Per Allowance (Below)
Ceramic Tile In All Full Baths and Laundry
Kitchen Backsplash

Cabinets: Maple Cabinets Throughout

Appliances: Appliances: Jenn Air 36" Gas Range; 30" Convection Oven/ Microwave Oven Combo;
Jenn Air Dishwasher; Hood/Liner (per plan)

Electrical: Electrical: (Per Plan) (5) Ceiling Fans Installed; (3) Additional Ceiling Fan Prewires; Recessed Can Lights;
Undercabinet Lighting In Kitchen
Exterior GFCI electrical outlets at Rear Covered Porch and Covered Patio

Low-Voltage: Structured Wiring To Include (9) CAT6 Prewires Centrally Terminated

Plumbing: (2) Full Baths, (1) 1/2-Bath Main Level
(3) Full Baths 2nd Floor
Moen Faucets
1st Floor Primary Shower - (1) Rain Can Head and (1) Handheld With Slide Bar
1st Floor Primary Bath - Freestanding Tub with Tub Filler
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: Trey Ceiling In Primary Bedroom (Per Plans)
Vaulted Ceiling In Dining Room (Per Plans)
Oak Step Treads with Iron Balusters
Custom Built In Mudroom Cubbies and Bench Seat
Cove Crown Mouldings Throughout Except Closets and Pantry
8'-0" 2-Panel Smooth Solid Core Interior Doors 1st Floor;
6'-8" 2-Panel Smooth Solid Core Doors 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 and First Floor Bath Framed Mirrors Provided By Builder
Frameless 3/8" Glass Primary Bath Shower
Semi Frameless 1/4" Glass 2nd Floor Showers
Plate Glass Mirrors

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

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