



HOMESITE 28

4260 Portola Drive
Zebulon, NC

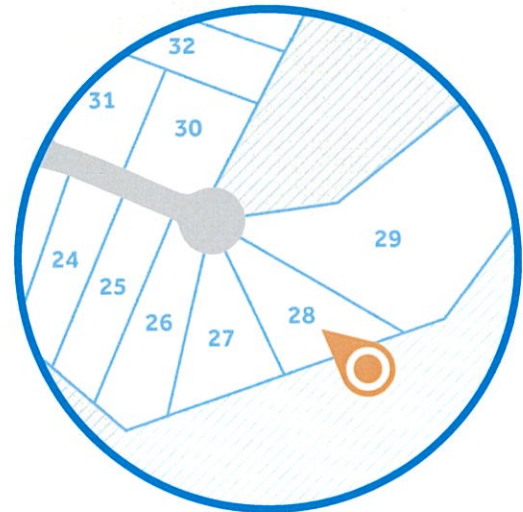


*Artistic Rendering not lot specific.
For representation purposes only.

The Rivermist Homeplan

ELEVATION TW

2,695 SQFT | 4 BR | 3.5 BA | 3 CAR GARAGE



.79 ACRE

OVERVIEW

Picture arriving home to your beautifully crafted new single-family residence on a private, wooded lot that feels like your own personal retreat, with oversized homesites offering ample space for gardens, play areas, outdoor entertaining, and the serenity of mature trees and open skies. Life here blends Zebulon's small-town charm and family-friendly amenities, from excellent schools like Zebulon Elementary, Zebulon Middle, and East Wake High, to weekends at Zebulon Community Park with playgrounds, trails, and disc golf, evenings strolling charming downtown shops and restaurants, Carolina Mudcats games at Five County Stadium, or summer fun at Little River Park—all just 20-25 minutes from downtown Raleigh's vibrant dining, entertainment, and opportunities.

NEW HOME SPECIALISTS
910.405.8311
info@cavinessandcates.com

SALES AND MARKETING BY:



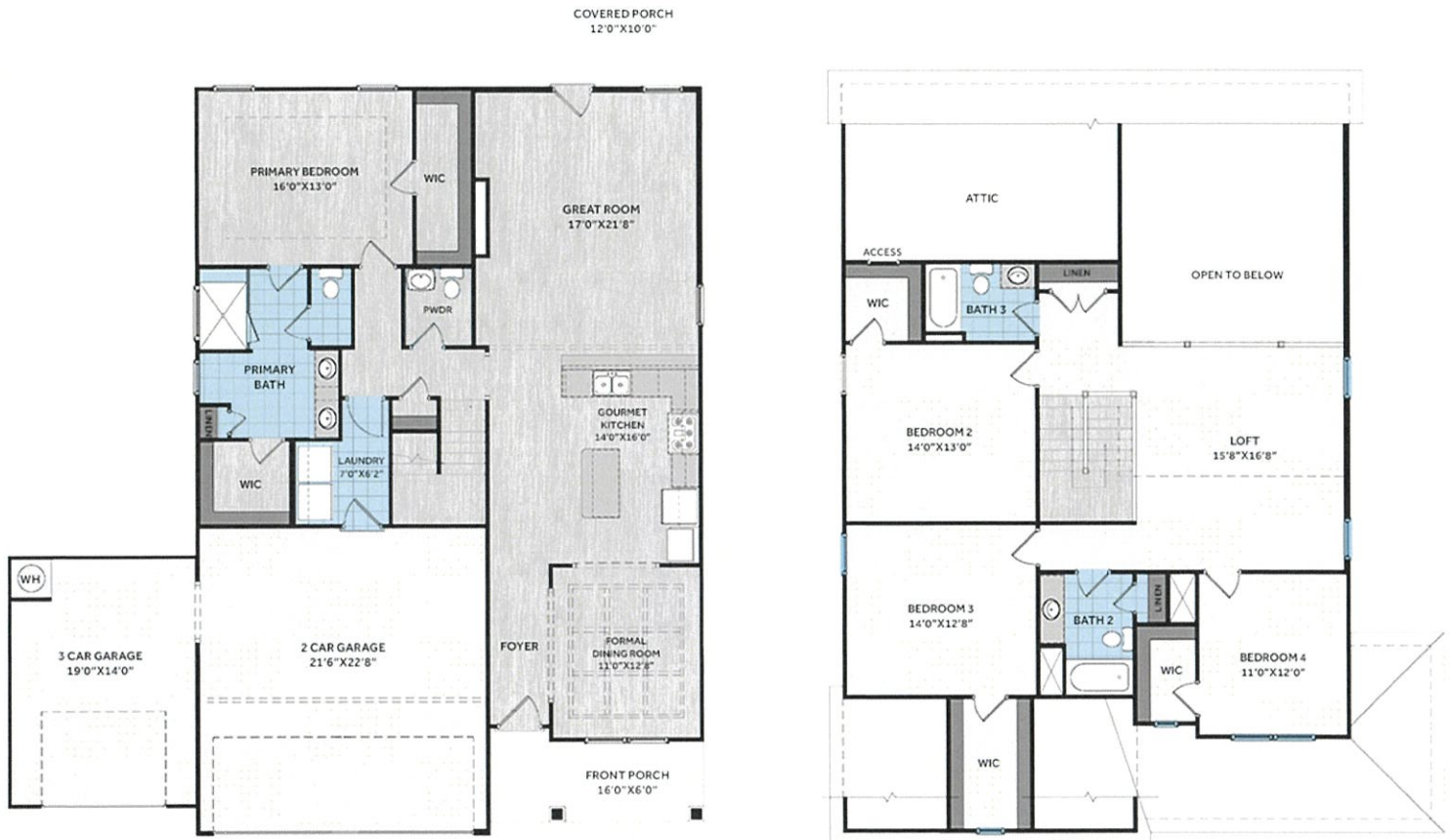
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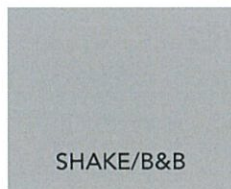


A foyer opens to the great room featuring a linear electric fireplace, SW "Iron Ore" accent wall, second-floor catwalk, and access to the covered rear porch. The formal dining room showcases SW "Iron Ore" paint, wainscoting, and a coffered ceiling. The great room flows into the kitchen with an island, "Carrara Rico" quartz countertops, white shaker cabinets with an "Admiral Blue" accent island, ceramic tile backsplash, and stainless-steel appliances: a wall oven and a built-in microwave, gas cooktop with a wall-mount hood, and dishwasher. The first-floor primary suite offers a tray ceiling with crown molding and two walk-in closets, while the en-suite bath includes a dual quartz sink vanity with a center drawer stack, a walk-in tile shower, linen closet, and private water closet. A mudroom and half-bath are located by the garage entry. Upstairs, a spacious loft with a storage closet leads to three bedrooms—each with walk-in closets—and two full hall bathrooms. Exterior features include a 3-car garage, durable cement siding with shake and board and batten accents, stone skirt, dimensional roof shingles with metal accents, spacious front porch, and smart keypad entry. Set on a 0.79-acre lot, this home includes an Energy Plus certification, fiber internet availability, and a 1-2-10 in-house builder warranty.

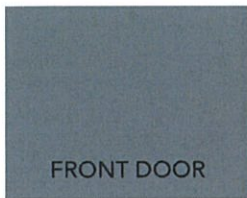
EXTERIOR



SIDING



SHAKE/B&B



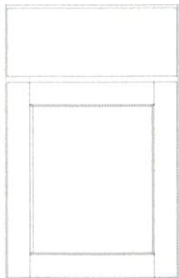
FRONT DOOR



Exterior

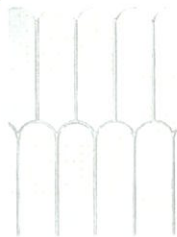
- 9-Light Glass View Over 2-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt & Front Door Handleset
- Front Door Painted: Outerspace SW6251
- Moire Black Dimensional Shingles
- 10" Square Panel Front Columns
- Norris Gray - Ledgestone Accent
- Lazy Gray SW6254 Fibercement Siding
- Dustblu SW9161 Fibercement Board & Batten/Shake Accent
- Storm Cloud Raised Panel Shutters
- Matte Black Metal Front Porch Roof
- 4 over 1 White Windows
- White Gutters
- White Garage Door with Window Inserts & Black Hardware
- Exterior Light: 8690901-12
- Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
- Sod Location: Front & Sides

KITCHEN



Color:
White

Color:
Admiral Blue



Kitchen

- Align Kitchen Faucet w/ Pull-Down Spray in Spot Resist Stainless
- Kohler Short Apron Single Bowl White Kitchen Sink
- Gourmet Kitchen Layout w/ Refrigerator End Panels, Coved Crown, 3/4" Light Rail, & 42" Wall Cabinets
- Bella White Full Overlay Shaker Painted Maple Cabinets w/ BP801160-140 Chrome/Brushed Nickel Pulls
- Bella Admiral Blue Full Overlay Shaker Painted Maple Cabinets Kitchen Accent Island
- Soft Close Hinges on Doors
- Flat Polish Edge Carrara Rico Quartz Countertops
- Artefino Vintage 2x6 Fish Scale / AR11 2x6 Fish Scale w/ #44 Bright White Grout Kitchen Backsplash
- Hardwood Flooring: Meridian II - Mist #1174
- Kitchen Pendant Light: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)

PRIMARY BATH



Primary Bathroom

- Bella Admiral Blue Full Overlay Shaker Painted Maple Cabinets w/ BP801128-140 Chrome/Brushed Nickel Pulls
- Soft Close Hinges on Doors
- Primary Bath - Adult Height Vanity
- Add 12" Stack of Drawers to Vanity - Primary Bath
- Niagara Quartz Countertops w/ Square Bowls
- Voss 1-Handle Brushed Nickel Plumbing
- Vertical Straight Stacked Tile Pattern - Option #2 Tile Shower 42"x72" / Wall: SV18 12x24 Vertical Straight Stacked w/ #89 Smoke Gray Grout / Floor: SV18 2x2 Straight w/ #89 Smoke Gray Grout
- Tile Flooring: SV18 12x24 Staggered w/ #89 Smoke Gray Grout
- Semi Frameless Shower Door - Primary Bath
- Add Framed Mirrors to Primary Bathroom
- Raised / Elongated ADA Gerber Banner Toilet in Primary Bath
- Primary Bath Lights (x2) - 4490303-962

SECONDARY BATHS



Secondary Baths

- Bella White Full Overlay Shaker Painted Maple Cabinets w/ BP801128-140 Chrome/Brushed Nickel Pulls
- Soft Close Hinges on Doors
- Bath 2/Bath 3 - Adult Height Vanity
- Niagara Quartz Countertops w/ Square Bowls
- Voss 1-Handle Brushed Nickel Plumbing
- Fiberglass Tub/Shower Combo - SQ20 w/ #89 Smoke Gray Grout Bullnose
- Tile Flooring: SQ20 12x12 Straight w/ #89 Smoke Gray Grout
- Raised / Elongated ADA Gerber Banner Toilet in Bath 2/Bath 3
- Bath 2/Bath 3 Lights - 4490302-962



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POWDER ROOM



Powder Room

- Gerber Burr Ridge Pedestal Sink in Powder Room
- Voss 1-Handle Brushed Nickel Plumbing
- Add Framed Mirror to Powder Room
- Raised / Elongated ADA Gerber Banner Toilet in Powder Room
- Hardwood Flooring: Meridian II - Mist #1174
- Powder Room Light - 4490302-962

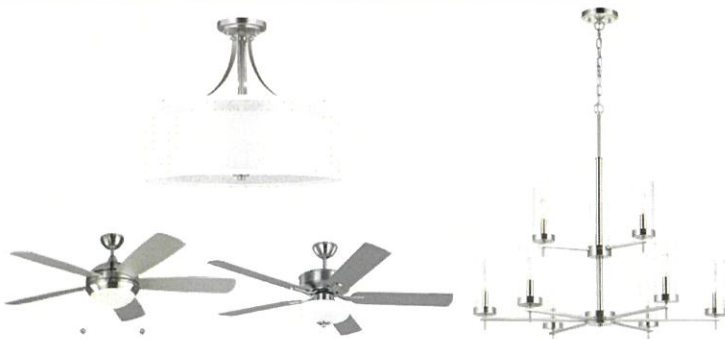
ADDITIONAL FLOORING



Additional Flooring/Locations

- Tile Flooring: IN44 2x9 w/ #78 Sterling Silver Grout - Set in Herringbone Pattern - Laundry
- Hardwood Flooring: Meridian II - Mist #1174 - Foyer, Great Room, Formal Dining Room, Hall 1, Primary Bedroom/WIC
- Carpet Flooring: Windsor Court Cloudy Skies #500 w/ 6lb Pad - Hall 3/Loft, Bedroom 2, Bedroom 3, Bedroom 4

ADDITIONAL LIGHTING



Additional Lighting/Locations

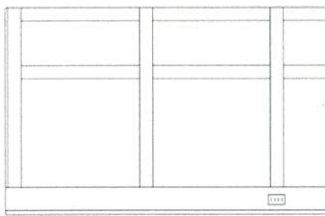
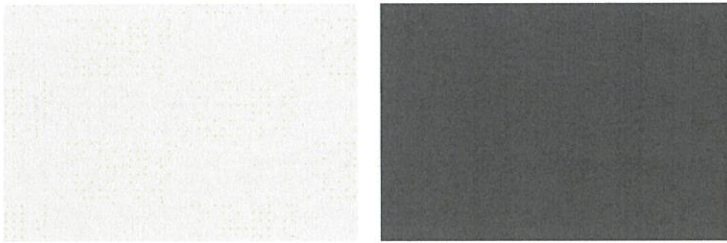
- Foyer Light - 7737303-962
- Formal Dining Room Light - 3190309-962
- Interior Ceiling Fan in Great Room - 5DIC52BSD-V1
- Interior Ceiling Fan in Primary Bedroom - 5LD52BSD



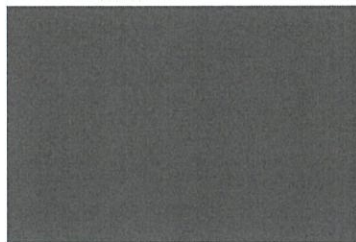
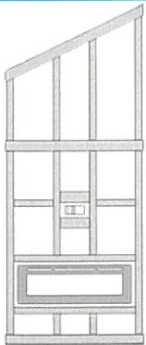
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INTERIOR PAINT & TRIM



FIREPLACE



APPLIANCES



Interior Paint & Trim

- Sherwin Williams Duration Flat Paint Whole House Package - First Star SW7646 w/ White Ceilings
- Formal Dining Room Painted: Iron Ore SW7069
- Paint & Trim Garage - Painted Flat White
- Trim Package Level 3 Base Molding 7¼" & Casing 3¼"
- Level 3 Decorative Wainscot- Formal Dining Room
- Level 2 Decorative Coffered Ceiling w/ 3½" Crown - Formal Dining Room
- 2 Piece Crown Molding - Foyer, Kitchen/Breakfast Area
- Level 4 Rails Midflight + Overlook
- Oak Treads w/ Painted White Risers - Stairs
- Wood Rod/Shelf Double Row in Primary Suite

Fireplace

- Linear Electric Fireplace w/ Accent Wall: Painted Iron Ore SW7069

Appliances

- Gallery Stainless Steel Gas Cooktop, Single Wall Oven, Built-In Microwave w/ Trim Kit and Dishwasher
 - Single Wall Oven- GCWS3067AF
 - Built-In Microwave- GMBS3068AF/GMTK3068AF
 - Cooktop- GCCG3048AS
 - Dishwasher- GDPH4515AF
- Chimney Wall-Mount Hood - FHCW3055LS