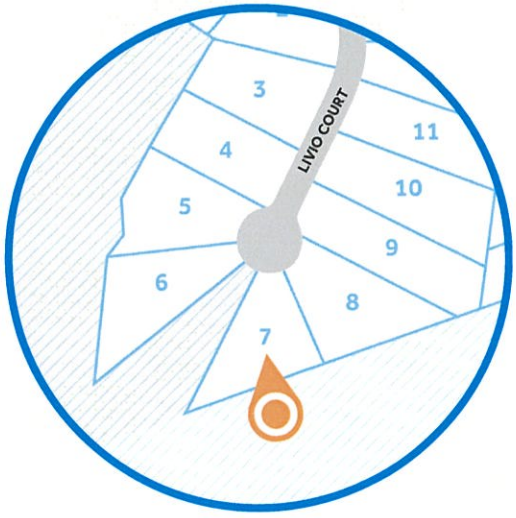
CATES BUILDING, INC.

HOMESITE 7

9525 Livio Court
Zebulon, NC



SR
SHADOW RIDGE



.701 ACRE

The Chelsea Homeplan

ELEVATION FH

2,668 SQFT | 4 BR | 3 BA | 3 CAR GARAGE

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.

PHOTOS, OPTIONS, VIRTUAL TOURS & MORE

NEW HOME SPECIALISTS
910.405.8311
info@cavinessandcates.com

SALES AND MARKETING BY:
The Jim Allen Group
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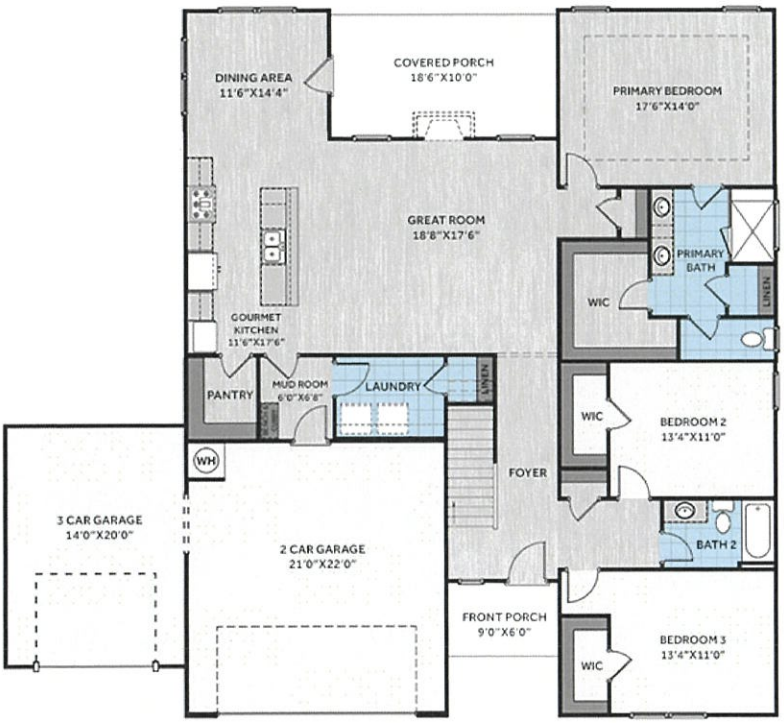
See last page for disclaimer.

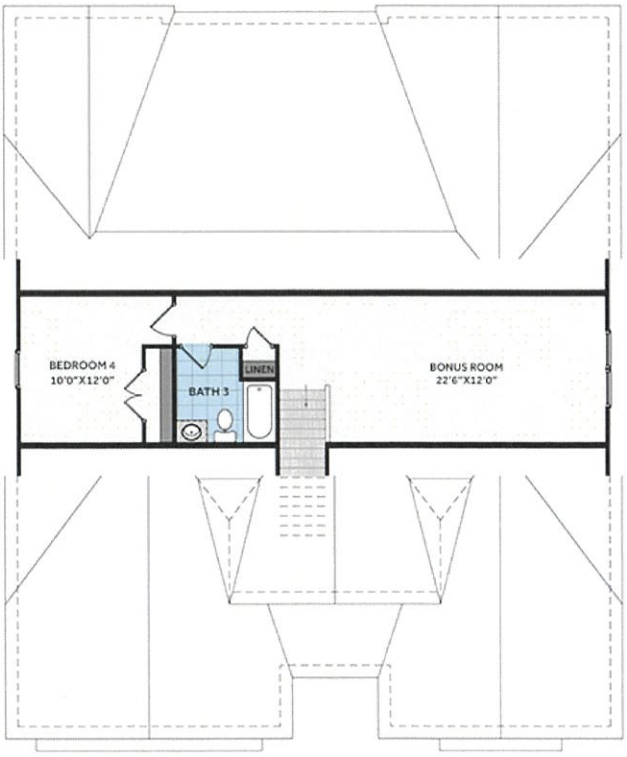
CATES BUILDING, INC.

The Chelsea Homeplan

LOT 7 | ELEVATION FH

2,668 SQFT | 4 BR | 3 BA | 3 CAR GARAGE





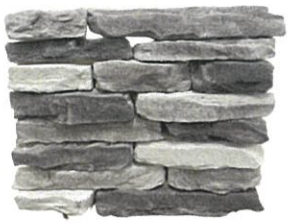
The open-concept great room features a gas log fireplace with marble surround and flows into the kitchen and dining area. The gourmet kitchen offers a large island, "Statuario" quartz countertops, white shaker cabinets with a "Graphite" accent island, hexagon ceramic tile backsplash, pantry, and stainless-steel appliances including a gas cooktop, wall oven, built-in microwave, and dishwasher. The dining area opens to the rear covered porch, while two-piece crown molding enhances the main living spaces. The first-floor primary suite showcases a tray ceiling with crown molding and an ensuite bathroom with a dual sink vanity with a center drawer stack, walk-in tile shower, private water closet, linen closet, and spacious walk-in closet. Two additional first-floor bedrooms with walk-in closets share a full hall bath. A mudroom with built-in bench and cubbies leads to the laundry room with linen storage. Upstairs, a fourth bedroom, full bathroom, and family room provide flexible living space. Exterior features include cement board siding, board and batten accents, a stone skirt, dimensional roof shingles, and smart keypad entry. Situated on a 0.70-acre lot, this Energy Plus certified home includes a 3-car garage, fiber internet availability, and a 1-2-10 in-house builder warranty.

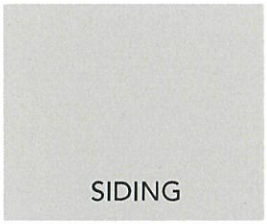
CATES BUILDING, INC.

The Chelsea Homeplan

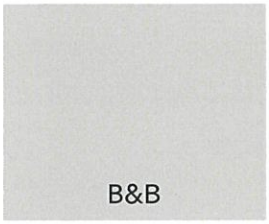
LOT 7 | ELEVATION FH
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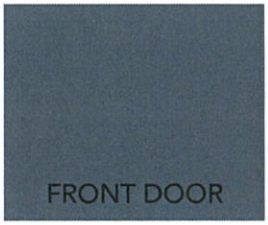
EXTERIOR



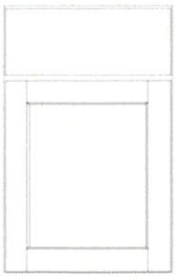


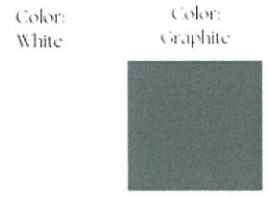


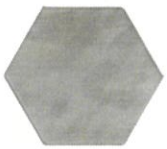




KITCHEN



















Exterior

- 12-Light Glass View Over 1-Panel Front Door, 1 Full Light Sidelight & Transom Package w/ Smart Keypad Deadbolt & Front Door Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Norris Gray - Ledgestone Accent
- Knitting Needles SW7672 Fibercement Body Siding
- Knitting Needles SW7672 Fibercement Board & Batten Accent
- 2 over 2 White Windows
- White Gutters
- Matte Black Metal Front Porch Roof
- White Garage Door w/ Window Inserts & Black Hardware
- Exterior Light: 8637401-12
- Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
- Sod Location: Front & Sides

Kitchen

- Align Kitchen Faucet w/ Pull-Down Spray in a Spot Resist Stainless Finish
- Kohler Short Apron Single Bowl White Kitchen Sink
- Gourmet Kitchen Layout w/ Refrigerator End Panels, Coved Crown, ¾" Light Rail, & 42" Wall Cabinets
- Bella White Full Overlay Shaker Painted Maple Cabinets w/ BP801160-140 Chrome/Brushed Nickel Pulls
- Kitchen Accent Island Bella Graphite Full Overlay Shaker Painted Maple Cabinets
- Soft Close Hinges on Doors
- Flat Polish Edge Statuario Quartz Countertops
- Mesmerist 4" Hexagon / MM32 4" Hexagon w/ #24 Natural Gray Grout Kitchen Backsplash
- Hardwood Flooring: Kingston Oak - Knight #1075
- Kitchen Pendant Light: Dianna Three Light Mini Lantern Pendant - 5192603-962 (x2- Over Kitchen Island)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)

CATES BUILDING, INC.

The Chelsea Homeplan

LOT 7 | ELEVATION FH
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PRIMARY BATH



SECONDARY BATHS



Primary Bathroom

- Bella Graphite 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 - Option #2 Tile Shower 42"x72"/ Wall: SQ20 12x24 Vertical Straight Stacked w/ #89 Smoke Gray Grout / Floor: SQ20 2x2 Straight w/ #89 Smoke Gray Grout
- Tile Flooring: SQ20 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

- Bella Graphite 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
- Add Framed Mirrors to Secondary Baths - Bath 2/Bath 3
- Raised / Elongated ADA Gerber Banner Toilet in Bath 2/Bath 3
- Bath 2/Bath 3 Lights - 4490302-962

ADDITIONAL FLOORING



Additional Flooring/Locations

- Tile Flooring: MC52 8" Hexagon w/ #60 Dusty Gray Grout - Laundry
- Hardwood Flooring: Kingston Oak - Knight #1075 - Foyer, Great Room, Hall 1, Primary Bedroom/WIC
- Carpet Flooring: Windsor Court Cloudy Skies #00500 w/ 6lb Pad - Bedroom 2, Bedroom 3, Bedroom 4, Bonus Room

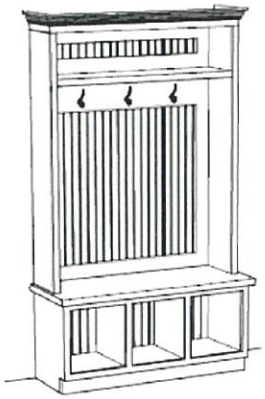
ADDITIONAL LIGHTING



Additional Lighting/Locations

- Foyer Light - 7737303-962
- Dining Area Light - 3190305-962
- Interior Ceiling Fan in Great Room - 5DIC52BSD-V1
- Interior Ceiling Fan in Primary Bedroom - 5LD52BSD

INTERIOR PAINT & TRIM



Interior Paint & Trim

- Sherwin Williams Duration Flat Paint Whole House Package - Agreeable Gray SW7029 w/ White Ceilings
- Paint & Trim Garage - Painted Flat White
- Trim Package Level 3 Base Molding 7¼" & Casing 3¼"
- 2 Piece Crown Molding - Foyer, Great Room, Kitchen/Dining Area
- Bench & Cubby (Drop Zone) 3' Wide - Mud Room
- Level 4 Rails 1st Floor
- Oak Treads w/ Painted White Risers - Stairs
- Wood Rod/Shelf Double Row in Primary Suite
- Wood 16" Shelf in Pantry

FIREPLACE



Fireplace

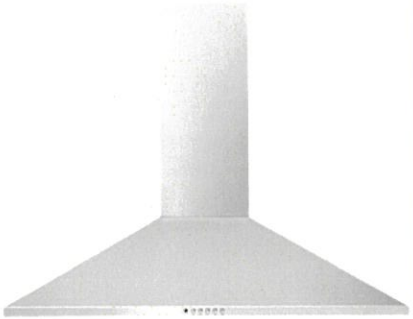
- Gas Fireplace in Great Room w/ Kenwood Mantel & Bianco White Marble Surround (No Hearth)

APPLIANCES









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 - FHWC3055LS

DESIGN OPTIONS SUMMARY

STRUCTURAL — BASE HOUSE: $572,800

Optional Elevation FH w/ Stone	$3,725
Optional 3rd Car Garage	$16,500
Optional Gas Fireplace	$1,650

DESIGN CENTER OPTIONS $80,497

Metal Front Porch Roof
Align Kitchen Faucet w/ Pull-Down Spray
Voss 1-Handle Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet - Secondary Bath (x2- Bath #2, Bath #3)
12-Light Glass View Over 1-Panel Front Door, 1 Full Light Sidelight & Transom Package
Kitchen Pendant Light: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)
Add Recess Light Assembly to Non Standard Location (x4- Kitchen)
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Doors (x2)
Add Decorative Glass & Inserts to 16x7 Garage Door
Add Decorative Glass & Inserts to 9x7 Garage Door
Trim Package Level 3 Base Moulding 7 1/4" Casing 3 1/4"
Add 2 Piece Crown Molding (x3- Foyer, Great Room, Kitchen/Dining Area)
Add Bench and Cubby (Drop Zone) 3' WIDE
Level 4 Rails 1st Floor
Optional Oak Treads with Painted White Risers
Level 2 Bella Full Overlay Shaker Painted Maple Cabinets - Gourmet Kitchen Layout
Kitchen Island Multicolor Cabinet Option
Add 42" Wall Cabinets - Kitchen
Upgrade to Level 2 Kitchen Cabinet Hardware
Level 2 Bella Full Overlay Shaker Painted Maple Cabinets - All Baths
Upgrade to Level 2 Bathroom Cabinet Hardware
Primary Bath - Adult Height Vanity
Add 12" Stack of Drawers to Vanity - Primary Bath
Hall Bath - Adult Height Vanity (x2- Bath #2, Bath #3)
Kitchen Level 2 Quartz
Upgrade Kitchen Countertop Edge
Kohler Short Apron Single Bowl White Kitchen Sink
Upgrade all Bath Vanity Bowls to Square Bowls

DESIGN OPTIONS SUMMARY CONTINUED

DESIGN CENTER OPTIONS CONTINUED $80,497

Level 2 Fireplace Mantel
Level 2 Fireplace Surround (No Hearth)
Sherwin Williams Duration Flat Paint Whole House Package
Paint & Trim 2 Car Garage - painted flat white
Paint & Trim 3 Car Garage - painted flat white
Hardwood Lvl 4 ILO LVP Lvl 1 - Foyer
Hardwood Lvl 4 ILO Lvl 1 Carpet - Great Room
Hardwood Lvl 4 ILO Lvl 1 Vinyl - Kitchen / Dining Area
Hardwood Lvl 4 ILO Lvl 1 Carpet - Hall #1
Hardwood Lvl 4 ILO Lvl 1 Carpet - Primary Bedroom/WIC
Ceramic Tile Lvl 1 ILO Lvl 1 Vinyl - Bath #2
Ceramic Tile Lvl 1 ILO Lvl 1 Vinyl - Bath #3
Ceramic Tile Lvl 5 ILO Lvl 1 Vinyl - Laundry
Ceramic Tile Lvl 3 ILO Lvl 1 Vinyl - Primary Bath Opt. Layout
Kitchen Backsplash: Mesmerist 4" Hexagon
Level 3 Vertical Straight Stacked Tile Pattern - Option #2 Tile Shower 42"x72"
Zire Lighting Package Brushed Nickel (Whole House)
Add Framed Mirrors to Primary Bathroom
Add Framed Mirrors to Secondary Baths (x2- Bath #2, Bath #3)
Semi Frameless Shower Door - Primary Bath
Wood Rod/Shelf Double Row in Primary Suite
Wood 16" Shelf in Pantry
Carpet Level 2 ILO Level 1 Carpet - Bedroom #2, Bedroom #3, Bedroom #4, Bonus Room
Upgrade to Front Door Handleset
Gallery Stainless Steel Gas Cooktop, Single Wall Oven, Built-In Microwave w/ Trim Kit and Dishwasher
Chimney Wall-Mount Hood

TOTAL OPTIONS ADDED	$102,372
TOTAL SALES PRICE:	**$675,172**

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