



PINES AT HARPER

SELECTIONS



CARRAWAY
COLLECTIVE

COMPASS

Included Features

Choose from two thoughtfully designed floor plans featuring high-quality finishes by a reputable local builder. Each home offers a 2-car garage, spacious yard, and the benefits of new construction with minimal HOA restrictions. Ideally located near top developments in Raleigh and Cary, this community offers both a perfect residence and a strong investment opportunity.

Points of Interest

- Downtown Raleigh - 7 minutes
- Fenton cary - 12 minutes
- Carolina Pines Park - 5 minutes
- Dorothea Dix New Park - 6 minutes

Site Preparation

- All permit and impact fees included
- Construction surveying completed
- Duke Energy underground service established
- Final survey delivered at closing

Construction Features

- 19/32" 4-ply roof sheathing
- Parged foundation with brick steps
- R-38 ceiling, R-15 wall, and R-19 floor insulation
- 14 SEER Carrier HVAC system with programmable thermostats
- White vinyl windows with insulated Low-E glass
- Premium ¾" tongue-and-groove subfloor (glued and screwed)
- 9' ceilings on both floors
- Fully ventilated roof structure



Interior Features

This houses offers thoughtfully selected interior finishes that combine style and functionality, including:

- 6' 8" hollow core shaker-style interior doors
- Front entry door as specified in the floor plan
- 5 ¼" square baseboards and 3 ½" door casing for a clean, modern look
- Square drywall corner bead for a seamless finish
- Sherwin-Williams interior paint
- Smooth ½" drywall finish throughout the home

INTERIOR FINISHES

DOORS

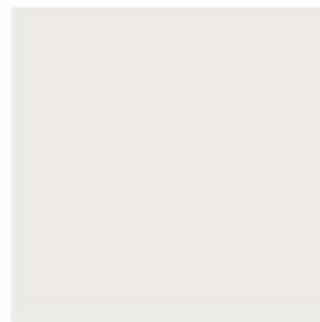


TWO PANEL



KWIKSET PISMO MATTE BLACK

INTERIOR PAINT



SW-7005 PURE WHITE CEILING AND TRIM



SW-7029 AGREEABLE GRAY WALLS

BEDROOMS, HALL & CLOSETS



BROADCAST PLUS SILVER BIRCH



BROADCAST PLUS ALMOND

Flooring Options

Create a cohesive and comfortable home with thoughtfully selected flooring options designed for both style and function.

Living Spaces:

- Timberguard Mojave – Light-toned wood look, perfect for bright and airy interiors
- Timberguard Cimarron – Rich, dark wood finish for a warm and modern feel

Bedrooms, Halls & Closets:

- Broadcast Plus Silver Birch – Soft gray carpet that complements a neutral palette
- Broadcast Plus Almond – Warm beige carpet offering a cozy, inviting texture

FLOORING

LIVING SPACES



TIMBERGUARD MOJAVE



TIMBERGUARD CIMARRON

BEDROOMS, HALL & CLOSETS

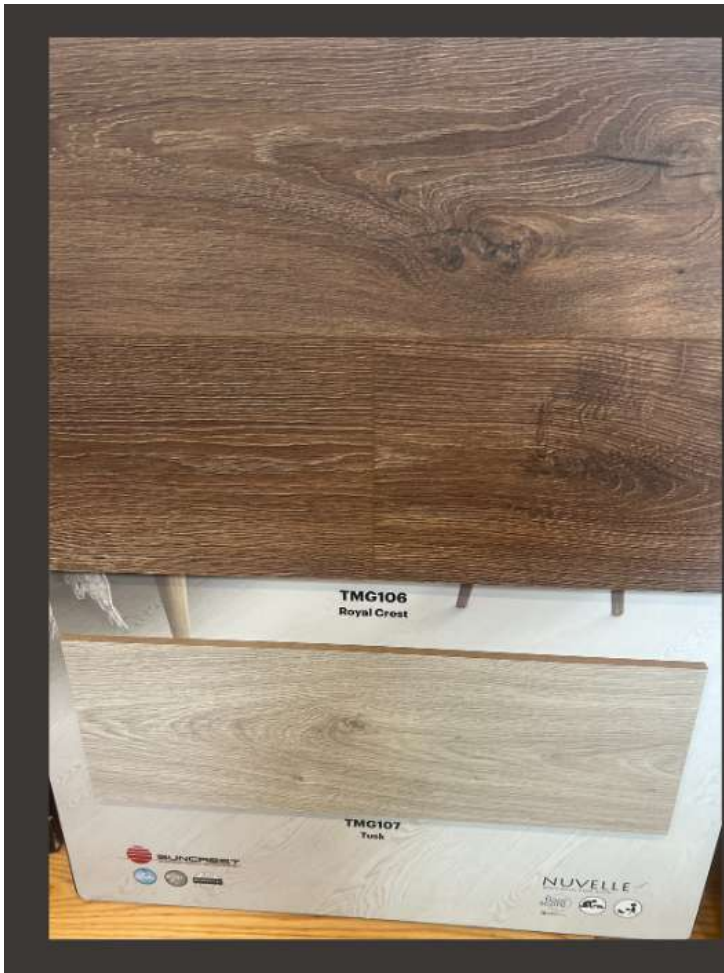
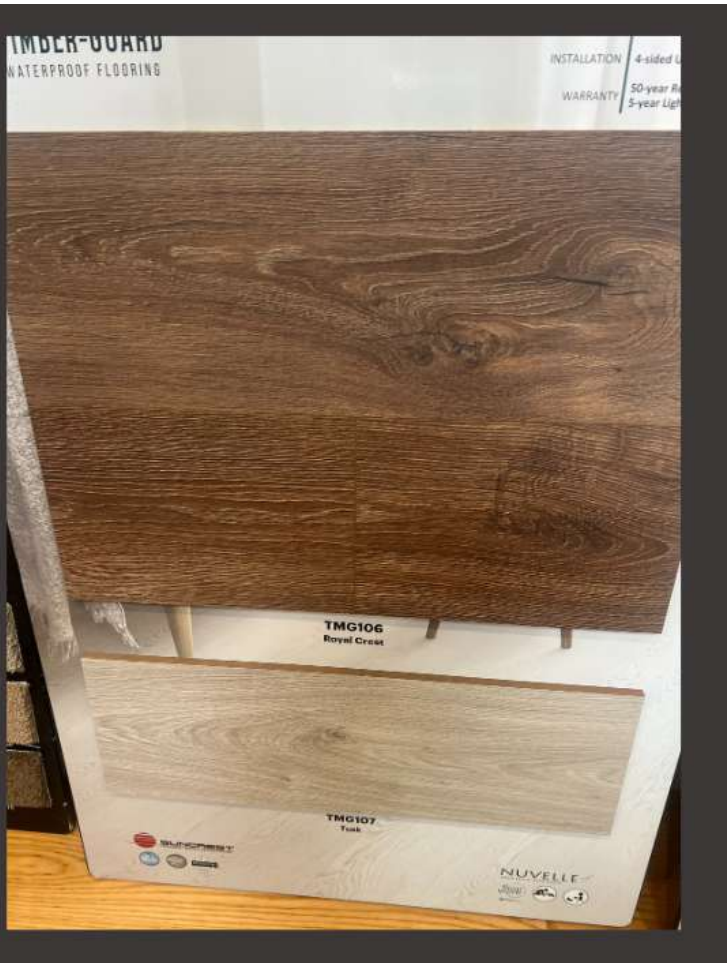


BROADCAST PLUS SILVER BIRCH



BROADCAST PLUS ALMOND





Lighting Package

Thoughtfully selected fixtures that combine functionality with contemporary aesthetics.

- Living Room & Primary Bedroom
Sleek matte black ceiling fan with integrated LED light — efficient and modern.
- Dining Room
Eye-catching chandelier with globe bulbs and warm brass accents — perfect for gatherings.
- Secondary Bedrooms & Laundry
Low-profile flushmount fixture with frosted dome — clean, soft illumination for utility and rest spaces.



Living & Primary Bedroom Fan



All Secondary Bedroom & Laundry Flushmount

Dining Room Light



Kitchen Features and Hardware

A refined selection of modern fixtures and accents designed to complement today's stylish, functional kitchen spaces.



- **LIXIL Chrome Faucet**
Sleek high-arc silhouette with a polished chrome finish — both elegant and highly functional.
- **Kitchen Pendant**
Globe-style pendant with minimalist appeal — adds soft, ambient lighting above islands or counters.
- **Chrome 6" Cabinet**
Hardware Streamlined rectangular pulls — modern hardware for a clean, cohesive cabinet look.



Lixil Chrome Faucet



Chrome 6" Kitchen Cabinet Hardware

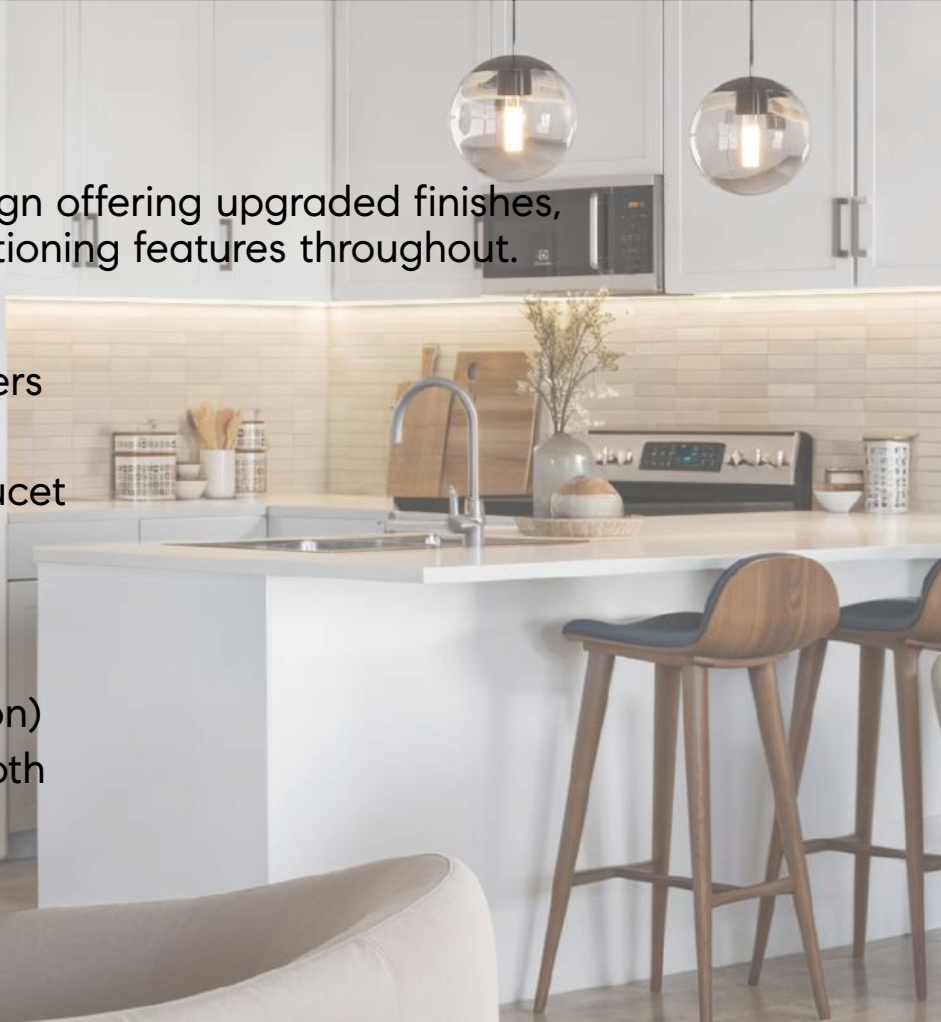
Kitchen Pendant



Kitchen Features

A clean, timeless kitchen design offering upgraded finishes, flexible styling, and high functioning features throughout.

- Soft-close doors and drawers throughout
- Pull-out chrome kitchen faucet
- Stainless steel appliance package
- Durable 3CM quartz countertops (group selection)
- Thoughtful upgrades for both function and style



Kitchen Finishes and Countertops



Shaker White Cabinet

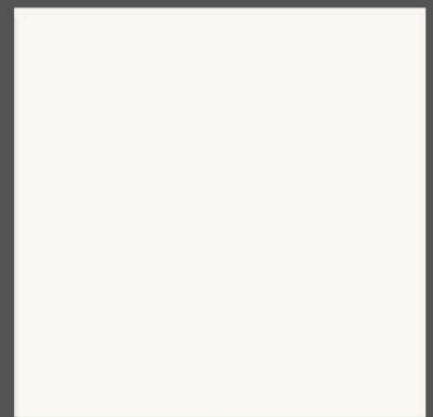
- Shaker White Cabinets – Full overlay cabinetry with soft-close doors and drawers
- 42" Upper Cabinets – Added height for more storage and elevated style
- Quartz Countertops (Group Selection) – Choose from:
 - Silestone Miami Vena
 - Silestone Grey Expo
 - Silestone Miami White



Silestone Miami Vena



Silestone Grey Expo



Silestone Miami White

Kitchen Backsplash Upgrade



Emser Catch Fawn



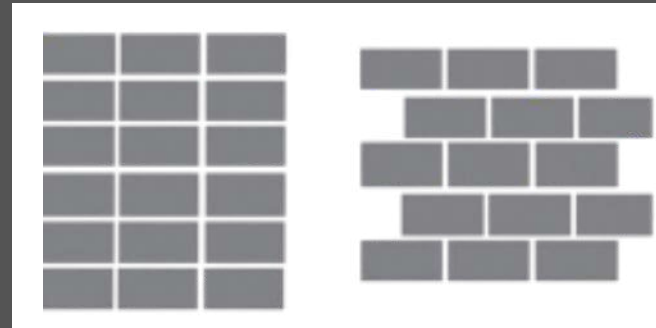
Emser Catch Grey



Emser Catch White

- Emser Catch Series – Available in Ivory, Gray, or Fawn (3x12 or 3x6 sizes)
- Lay Patterns: Choose straight or brick for a custom look

Lay Pattern Straight or Brick



Appliances Package

This GE appliance package includes essential stainless steel kitchen appliances designed for both functionality and modern aesthetics.

- GE Dishwasher for efficient and quiet cleaning
- GE Freestanding 30" Range with smooth cooktop and digital controls
- GE Over-the-Range Microwave with integrated venting system



Bathroom Features

A modern and elegant bathroom design with high-end finishes and thoughtfully selected features for comfort and functionality.

- Full overlay shaker style cabinetry
- Soft-close doors and drawers
- Pedestal sink in powder bath
- 1/4" semi-frameless glass enclosure in primary bath
- Alcove tub in hall bath
- Elongated chair-height toilet



Bath Fixtures and Finishes

- Tuscany White 12x24 Floor Tile for a clean, upscale look
- Vanity Light Fixture with a sleek, black-metal design
- Shaker White Cabinets for timeless appeal
- LIXIL Chrome Bath Fixtures for a polished, contemporary touch

Vanity Light Fixture

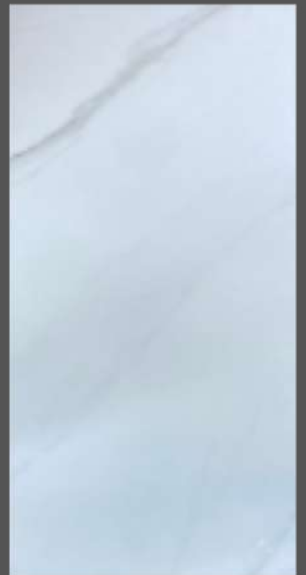


Lixil Chrome Bath Fixtures



Shaker White Cabinets

Bath Floor
Tuscany White



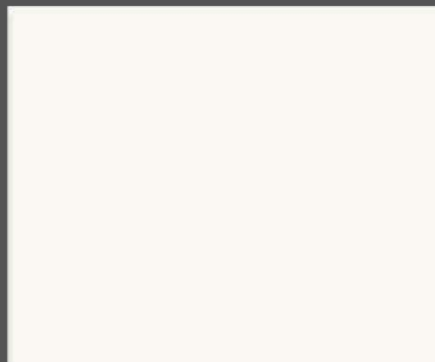
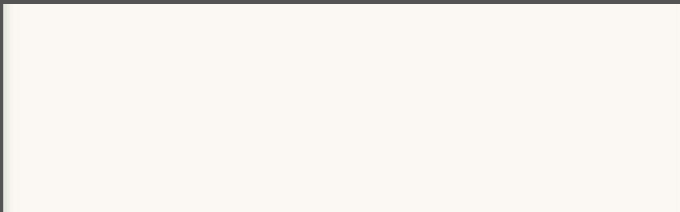


Bath Countertop and Wall Tile Options

Choose from premium Silestone surfaces and customizable wall tile patterns:

- Countertops:
 - Silestone Miami Vena
 - Silestone Grey Expo
 - Silestone Miami White
- Wall Tile:
 - Emser Catch Ivory (3x12 or 3x6)
 - Lay pattern available in Straight or Brick style

Emser Catch Ivory



Silestone Miami Vena

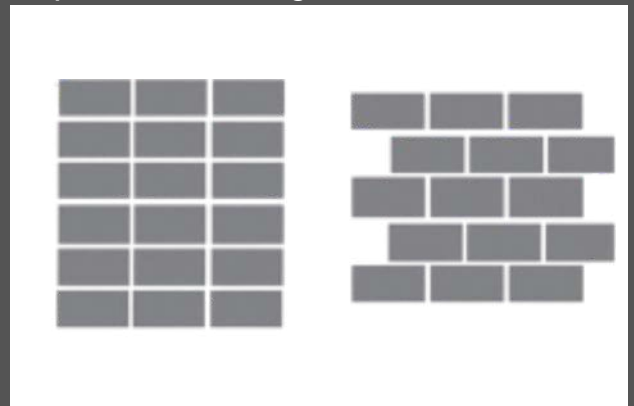


Silestone Grey Expo



Silestone Miami Vena

Lay Pattern Straight or Brick



Exterior Features

The exterior selections feature a cohesive modern aesthetic with black accents and durable materials designed for longevity and style.

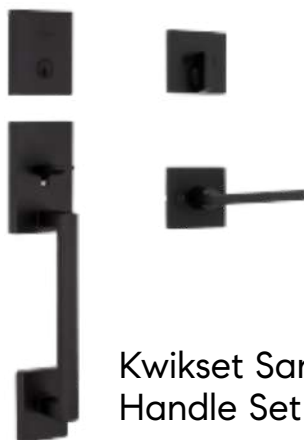
- 30-Year Architectural Shingle Roofing – Long-lasting protection with integrated ridge vent for airflow
- Concrete Driveway – Clean, low-maintenance surface for daily durability
- 5" K-Style Gutters – Efficient water drainage with a classic, seamless profile
- Broom-Finished Patio – Textured concrete surface for added slip resistance and visual appeal



CertainTeed Landmark Shingles



Black Exterior Sconce



Kwikset San Clemente Black Handle Set

Exterior Details

- Black Exterior Sconce – Modern open-frame design with clear glass cylinder for stylish outdoor lighting
- Kwikset San Clemente Handleset – Sleek matte black finish with contemporary square backplate design
- CertainTeed Landmark Shingles – Durable architectural roofing with dimensional texture and curb appeal

Additional Upgrades

Elevated comfort and design with thoughtfully selected upgrades that enhance both functionality and style throughout the home.

- Covered Patio – Outdoor living extension perfect for entertaining or relaxing in shade (\$7,500)
- NEMA 14-50 Outlet – Convenient charging solution for electric vehicles (\$1,000)
- Undercabinet Lighting – Illuminates kitchen workspaces and adds visual depth (\$1,200)
- 7" Crown Molding – Added to all first-floor living areas and upstairs hallway for architectural detail (\$3,450)
- Tiled Kitchen Backsplash – Stylish and practical kitchen upgrade with easy-to-clean surface (\$1,900)



Upgrades

- 48" Electric Fireplace – Sleek wall-mounted feature with realistic flame effect for modern ambiance (\$4,900)

Plumbing Features

- Tanked electric hot water heater
- Bathtub per selection sheet
- Undermount kitchen sink with garbage disposal
- Main water shut off located within living space
- Two frost free hose bibs

Don't miss the opportunity to own one of The Pines at Harper most unique properties.

Reach out today to walk the lots, discuss the selections & reserve your new home.



Carraway Collective of Compass



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