

602 Chapel Ridge Drive

MLS# 953675



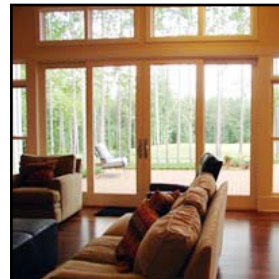
Will Johnson Building

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602 Chapel Ridge Drive | Pittsboro | NC | 27312

- 5 Bedrooms
- 4 Bathrooms
- **Energy Star** Home
- **Green Built** Home
- Master Suite on main level
- All wood floors main level
- 2 Car garage + 3rd bay
- Amazing Golf Course View
- Free Golf Membership Included!



Simply walk into this home and you will feel the quality of work that has been put into the design and building of it. Located on the 8th hole of the Chapel Ridge Golf Course, it has one of the best views in the neighborhood and an open and flexible floor plan that everyone can appreciate. What more could you ask for with 5 bedrooms, 4 full baths, a large kitchen and master suite, and an adorable back patio.

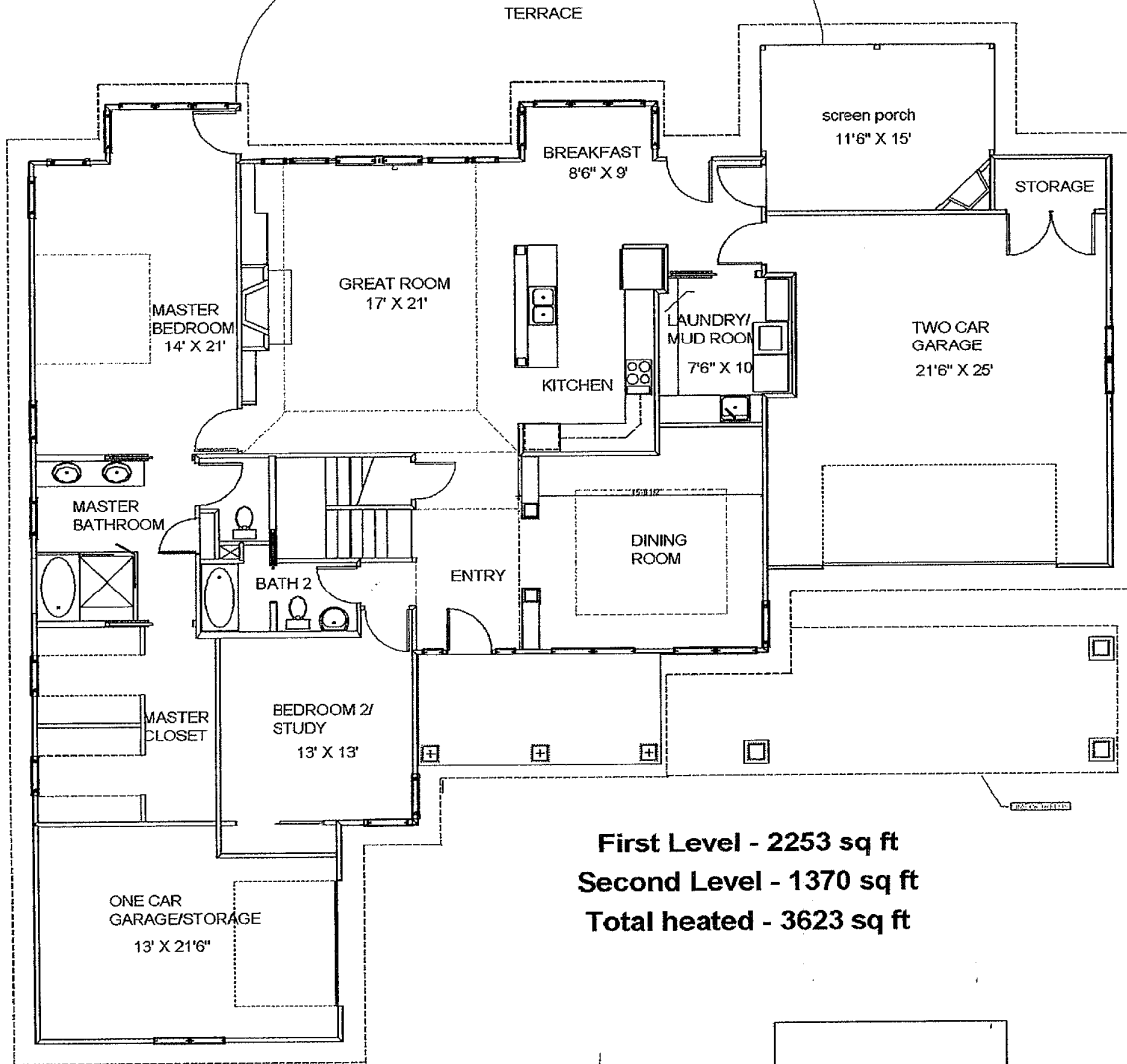
Free Membership Included!

• 18-hole course
 • Driving Range
 • Short Game Area
 • Clubhouse
 • Grille
 • Golf Shop
 • Member's Lounge

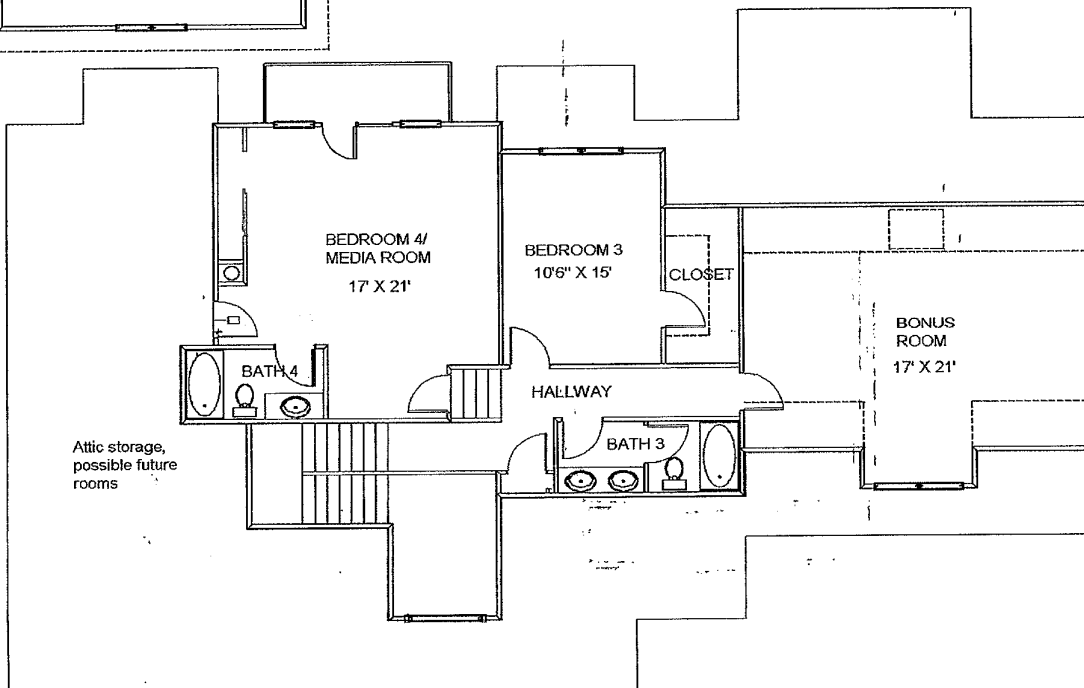
Will Johnson Custom Building Co.

www.WillJohnsonBuilding.com

Lifetime Homes Featuring Smart Design & Low Maintenance



First Level - 2253 sq ft
Second Level - 1370 sq ft
Total heated - 3623 sq ft



Special Features of 602 Chapel Ridge:

- ◆ Open and very flexible plan with special attention to universal design features
- ◆ 5 bedrooms: 2 down, 3 up- and downstairs extra bedroom could be a study/office
- ◆ 4 full baths: 2 down, 2 up
- ◆ Master suite on main level with 2 exceptionally large walk-in closets with built in shelving
- ◆ 2 car garage, plus extra 1 car garage – perfect for your hobby
- ◆ **Marvin Integrity** double hung windows - high quality & efficiency w/ 20yr anti-clouding warranty.
- ◆ Exterior trim – “Miratec” composite material treated with anti rot “Boraguard” – 25 year limited warranty
- ◆ **Green Built** – this home is built using Model Green Home Building guidelines offered by the National Association of Home Builders (www.nahb.org/gbg) These guidelines offer solutions in seven areas including: lot preparation and design, resource efficiency, energy efficiency, water efficiency and conservation, occupancy comfort and indoor environmental quality, and operation maintenance and homeowner education. Resulting in:
 - ⇒ Lower operating costs—homes are equipped with more efficient heating and cooling systems and use less water, resulting in lower monthly utility bills. Improved construction methods better protect homes from rain and ground water and reduce upkeep and replacement costs, while use of recycled materials helps conserve natural resources.
 - ⇒ Reduced maintenance issues—landscaping uses native or drought-resistant plants and grasses, and decks made of pressure-treated lumber or synthetic materials need no sealing or staining.
 - ⇒ Increased home value—homeowners with documented lower monthly utility bills are reporting higher re-sale values.
 - ⇒ Improved environmental quality—moisture-control products and low VOC paints contribute to a more comfortable indoor environment, and efficient use of materials helps conserve natural resources.
- ◆ **Universal Design** –(<http://www.design.ncsu.edu/cud/>) this home is built using many of the features of universal design features including:
 - ⇒ Only 6” step from garage to finished floor – easily adapted for wheel chair access
 - ⇒ Single step to the rear exterior
 - ⇒ Barrier free shower and tub – totally accessible
 - ⇒ 3’ door openings throughout the downstairs
- ◆ **Sealed Crawl space:**
 - ⇒ Sealed with 6 mil poly on the entire area – all seams sealed
 - ⇒ Exterior foundation walls insulated with 1 ½” foam board – eliminating need for floor insulation
 - ⇒ Fan that moves conditioned air into the crawl space
 - ⇒ Benefits – longer building life, longer life of heating and cooling, warmer floors in the winter, lower heating costs and better indoor air quality (fewer allergies).
- ◆ **Energy Star home** – (www.energystar.gov)
 - ⇒ verified to be 30% more energy efficient than 1993 national Model Energy Code or 15 % more than state energy code, whichever is more rigorous
 - ⇒ Duct work is independently tested and corrected for leaks
 - ⇒ Entire house is tested and corrected for leaks
- ◆ This home will qualify for 5% discount on electric bill from Progress Energy
- ◆ Le Bleu automatic water system
 - ⇒ Bottled water will be delivered to your home as needed
 - ⇒ Stored in a stainless steel tank and passed through UV light
 - ⇒ Plumbed for bottled water to the kitchen, In the refrigerator, built-in automatic coffee maker and master bathroom.

- ◆ Hardiplank - fiber-cement siding with 50 year limited warranty
 - ⇒ Siding has factory applied primer plus one finish coat of Sherwin Williams paint – 15 year warranty – the final coat is field applied for a beautiful finished product.
- ◆ Seamless Gutters with leaf guards
 - ⇒ This gives you the benefit of gutters without the difficult cleanup. In addition, the gutter guard also serves as a drip edge which prolongs the life the shingles.
- ◆ Central Vacuum system keeps dirt and pollen outside, while also using the hide-A-hose feature to keep the vacuum tube out of sight.
- ◆ Advantech ¾” structural panels for sub floor – 50 year limited warranty, these panels are glued, nailed and then screwed on.
- ◆ Solid Core Interior Doors – many builders use less expensive hollow core doors
- ◆ FANTECH BATH FAN (IN MASTER BATH)
 - ⇒ Superior CFM
 - ⇒ Very quietly removes moisture
 - ⇒ Rated for continuous duty
 - ⇒ Seven year Warranty
- ◆ Large kitchen –built in area for refrigerator
 - ⇒ Custom built solid wood cabinetry, Granite counter tops, Special designed tile backsplash
 - ⇒ Featuring Dacor and Fisher-Paykel appliances and built in coffee maker
 - ⇒ Kichler Under-Cabinet Lighting
 - ⇒ Warming Drawer
- ◆ Gas fireplace in living room and on outside porch – Heat N Glow
 - ⇒ Also has a non standing pilot light, no need to light pilot, no need to burn gas for a pilot light
 - ⇒ Real stone work around fireplace & hearth, custom designed
- ◆ Master bath with cultured marble whirlpool and shower with bench seat
 - ⇒ limestone floors and walls with glass tile details
 - ⇒ glass block window over soaking tub with frameless shower
 - ⇒ Easy access to shower/tub for aging baby boomers!
- ◆ Downstairs bedroom #2 is large enough to be an office, with optional entry off front porch
- ◆ Entire house wired with security system, home theatre, and structured wiring
- ◆ Large bonus room/bedroom upstairs – with adjoining closet & storage space
- ◆ Solid Brazilian Walnut Hardwood floors entire downstairs –hand installed and finished on site with low voc green product
- ◆ Dual fuel gas\heat pump - upgraded with April Air filter—only needs changing 1x/year.
- ◆ R15 insulation in the walls – most builders use R13
- ◆ Sound proofing around the bath and laundry rooms
- ◆ Compact Fluorescent Lights – last for years
- ◆ Boise I joists, both floors – engineered and structurally superior to sawn lumber - will not shrink, twist, warp or cup
- ◆ Porch opens up to the golf course and terrace, with a gas fireplace – real stone surround
- ◆ Patio doors – large Marvin
- ◆ Integrity doors make you feel like a part of the golf course!
- ◆ Brick foundation, large outdoor patio
- ◆ Paint – Sherwin Williams “Harmony” zero voc
- ◆ Generator Transfer Switch: With use of a portable generator, heat and other selected light circuits and appliances can be run.