

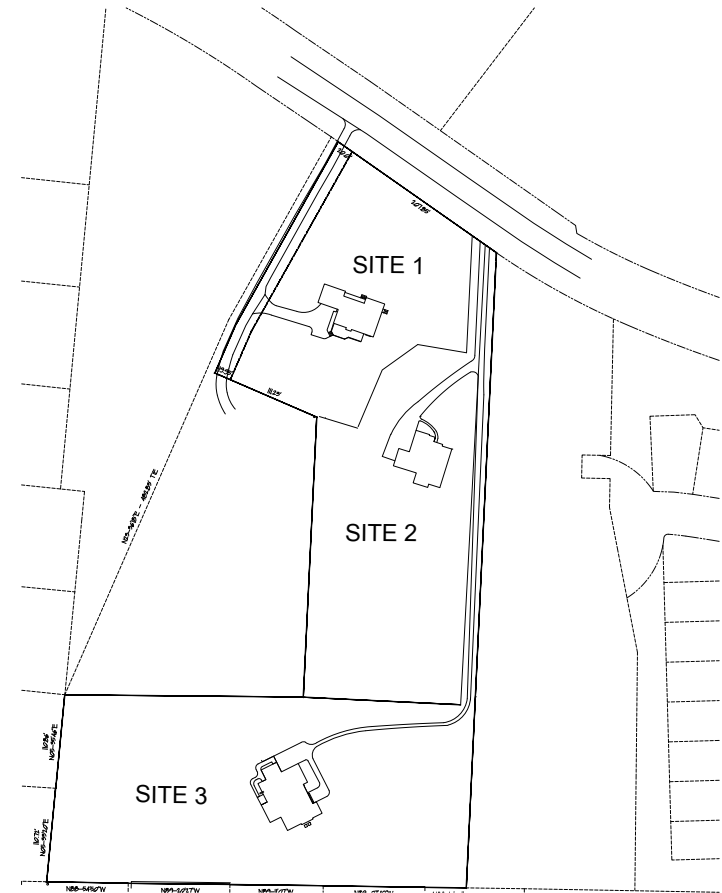


ERIKA & CO
FINE HOMES

HOMESITE 2
819 HOMESTEAD RD, CHAPEL HILL



FOUR BEDROOMS INCLUDING ONE ON THE MAIN LEVEL
FIVE AND ONE-HALF BATHROOMS
RECREATION ROOM
THIRD-LEVEL SUITE INCLUDING TWO FLEX ROOMS
SCREENED PORCH
PATIO
MUDROOM
WALK-IN STORAGE
THREE-CAR GARAGE
APPROXIMATELY 1.68 ACRES
CRAFTED BY BETHANY CUSTOM HOMES



THE SITING OF THE DRIVEWAY AND HOME ON SITE 3 IS NOT FINAL AND SUBJECT TO CHANGE.

HEAVEN ON HOMESTEAD

Commune with nature on almost two acres amidst established neighborhoods. This mesmerizing setting, enveloped in woods, is only a few miles to the progressive haven of downtown Carrboro. The clean and timeless aesthetic of painted brick, batten, metal, brackets, louvered wood shutters, and bluestone flagstone are a nod to historical archetypes. Quiet luxury pervades the home's soulful spirit. Fresh, clean, and bright interiors are grounded in neutral tones, luxe materials, and subtle, stained wood floors throughout the main level as well as primary bedroom. The thoughtful and carefully-planned spaces - from the spacious, flexible rooms to the ten-foot main level ceilings; bespoke built-ins; dreamy walk-in pantry; place-for-everything mudroom; artfully placed windows; main level bedroom; skylight-crowned screen porch with Trex flooring and a fireplace; en-suite bathrooms; three-car-garage; oodles of storage; ring + nest systems; bluestone patio; sealed crawl space; and more - are expertly crafted by local custom builder, Bethany Custom Homes. Known for quality construction, elegant form, and innovative function, Andrew and Bethany, a husband and wife team, personally oversee every detail and trade. Their low overhead translates to direct savings for their homeowners. Cue the calm, happy starts here.



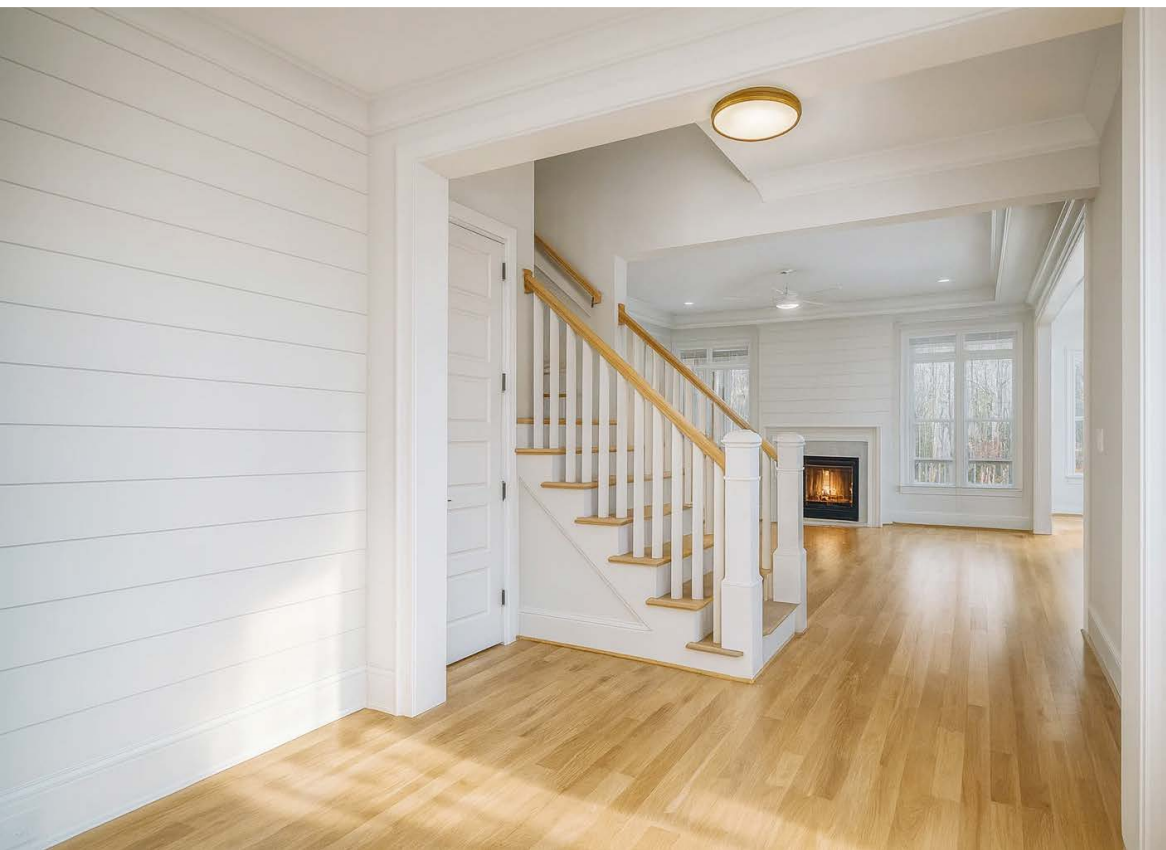
ABOUT ANDREW SLACK OF BETHANY CUSTOM HOMES, LLC

I was born in Illinois and grew up in Jamestown, North Carolina, where my passion for building started early. My dad was a “do-it-yourself” kind of guy, and we spent weekends tackling projects together – finishing basements, building decks, and fixing just about anything. Those experiences taught me patience, creativity, and a love for construction that would shape my future.

At Ragsdale High School, I discovered wrestling, a sport that instilled discipline, perseverance, and a strong work ethic. I became a two-time North Carolina State Champion and later wrestled for the University of North Carolina at Chapel Hill, where I earned a runner-up finish in the ACC Championships. Competing at the Division I level taught me the value of grit and determination – lessons that still guide me today.

While at UNC, I met my wife, Bethany, an engineering student at NC State. We married soon after college, bought our first home, and renovated it ourselves – confirming my passion for building. After several years in the construction supply industry, we founded **Bethany Custom Homes in 2007**, combining Bethany’s engineering expertise with my hands-on experience and vision for custom homebuilding.

Click to visit bethanyhomesnc.com for more info.



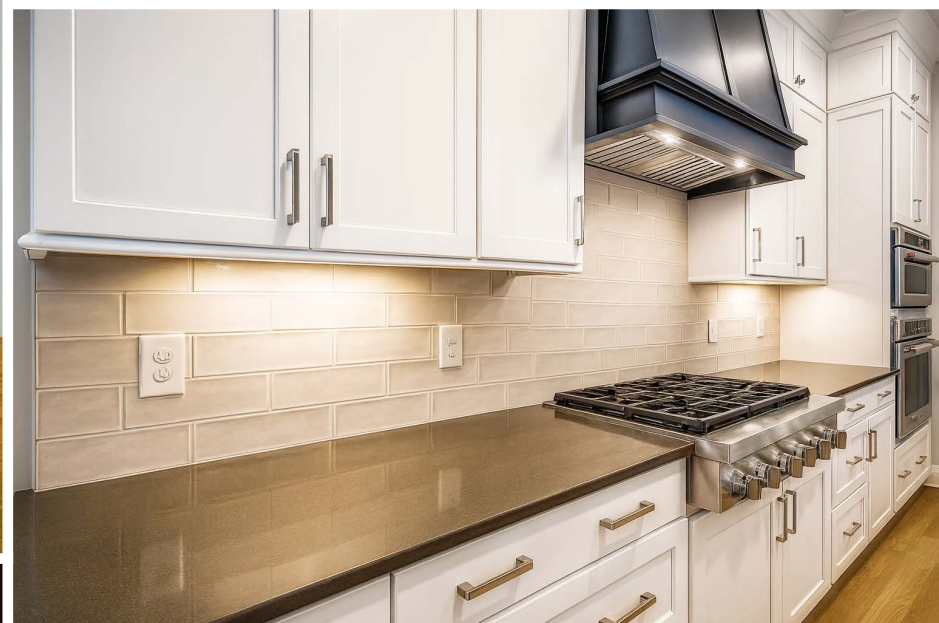
PHOTOS OF PREVIOUSLY BUILT PLAN

ENTRY

FAMILY



PHOTOS OF PREVIOUSLY BUILT PLAN
FAMILY
KITCHEN

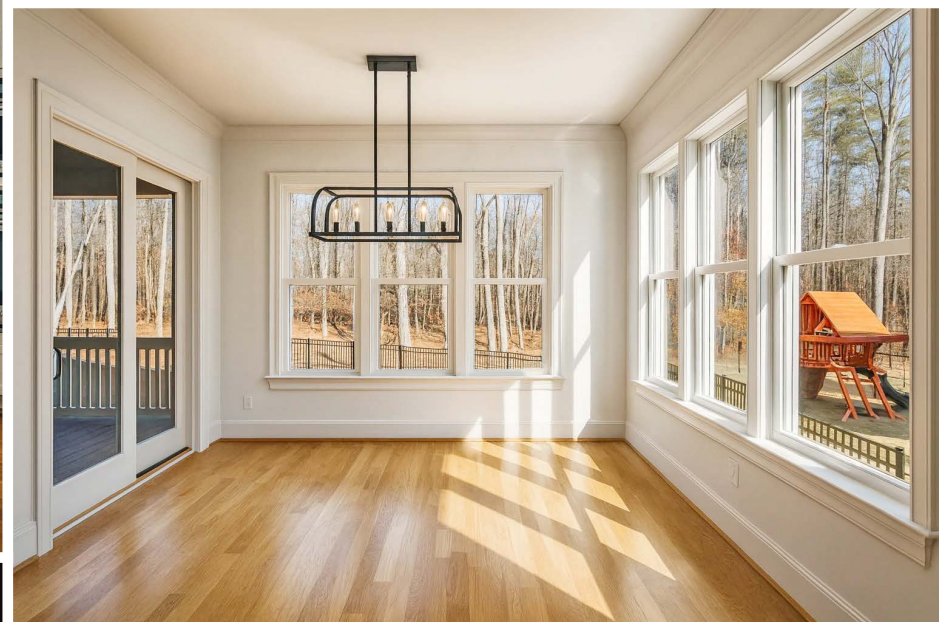
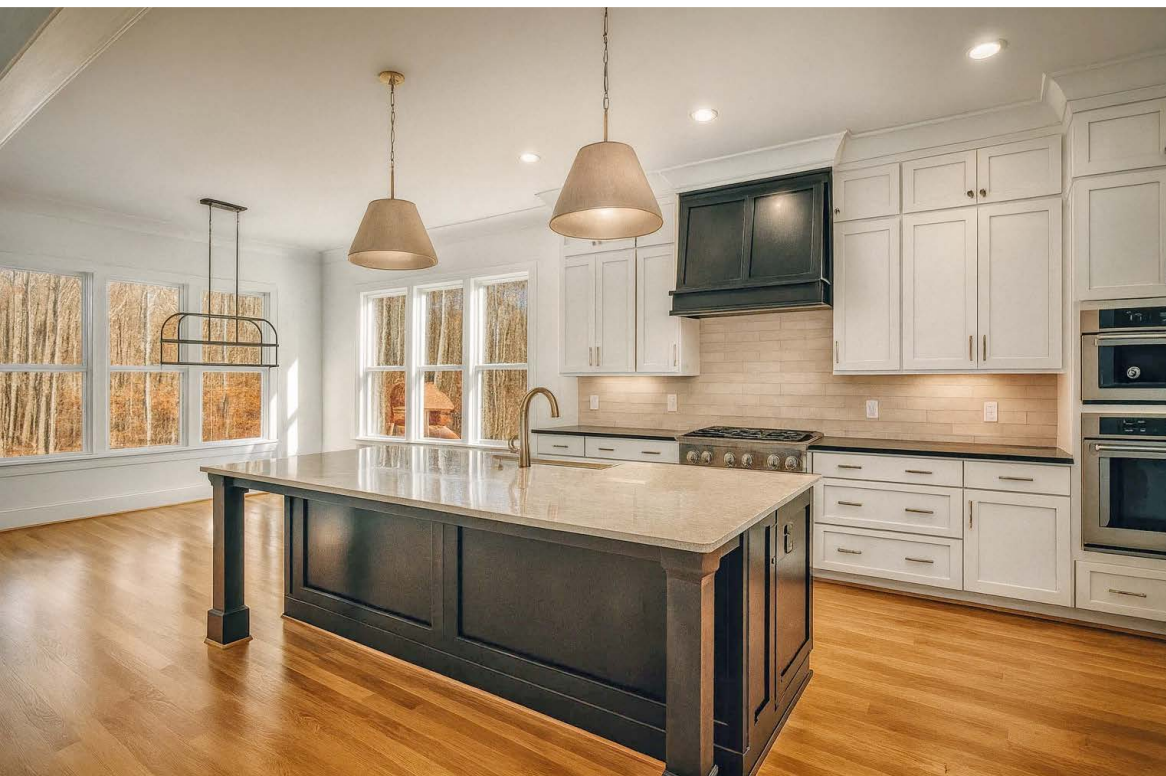
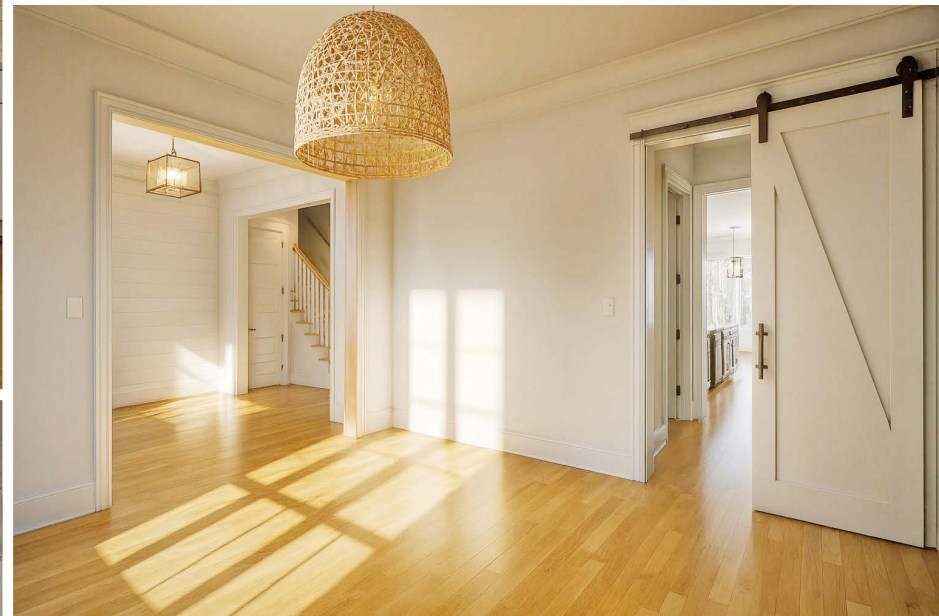


PHOTOS OF PREVIOUSLY BUILT PLAN

KITCHEN

DINING | FLEX ROOM

BREAKFAST



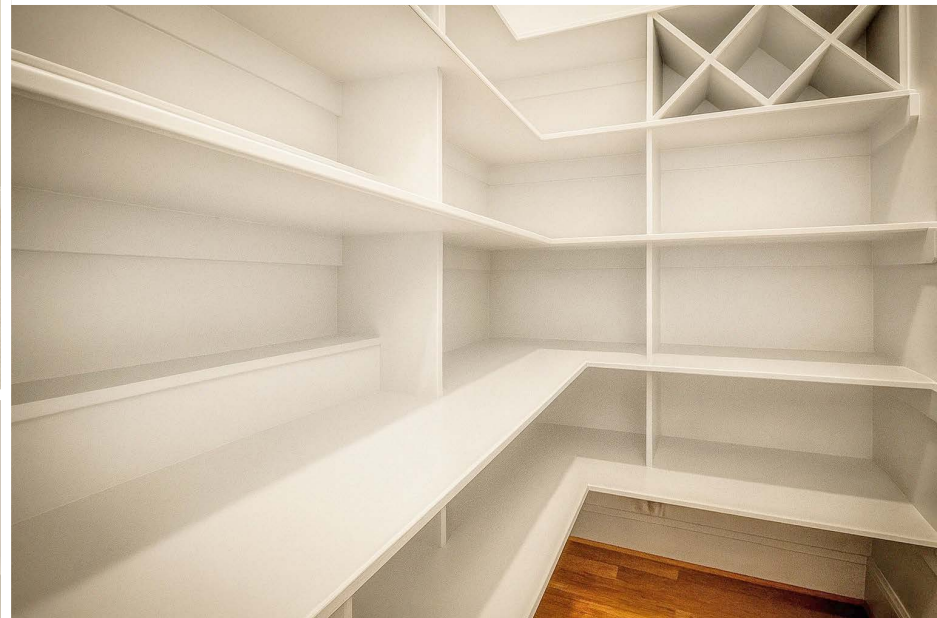
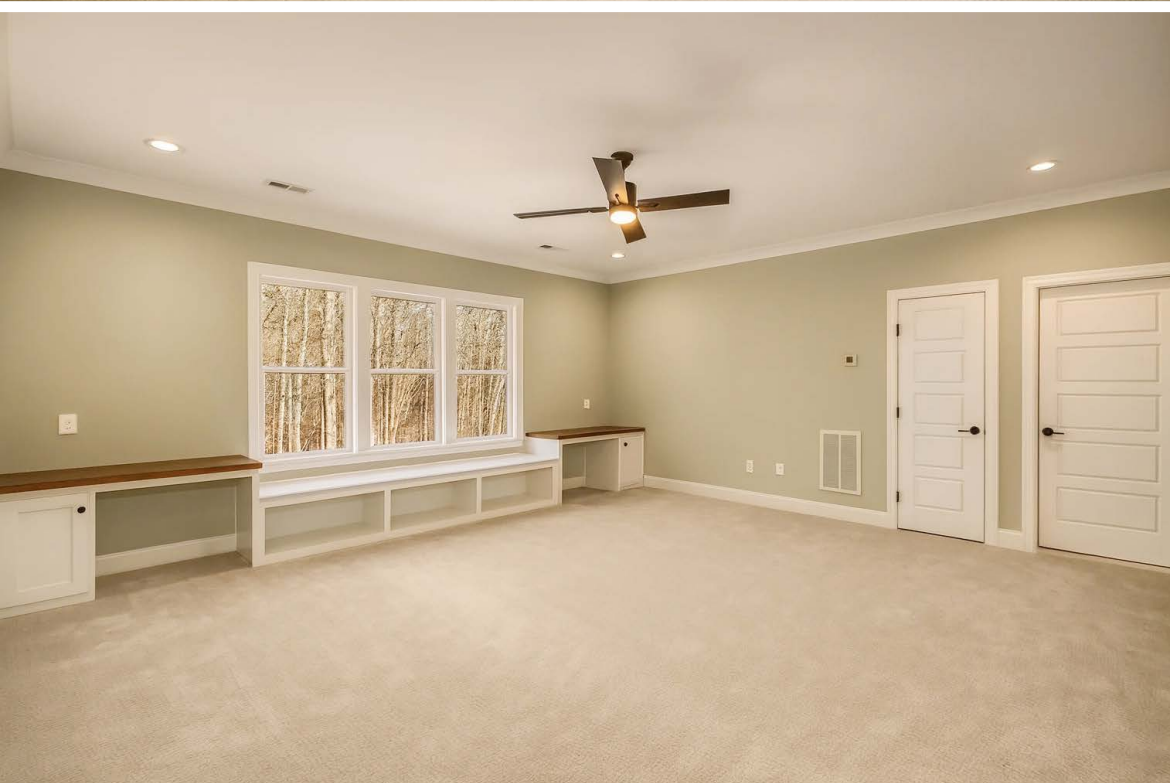


PHOTOS OF PREVIOUSLY BUILT PLAN

SECOND-FLOOR RECREATION ROOM | FLEX

THIRD-FLOOR FLEX

KITCHEN PANTRY & MUDROOM





PHOTOS OF PREVIOUSLY BUILT PLAN

PRIMARY BATH

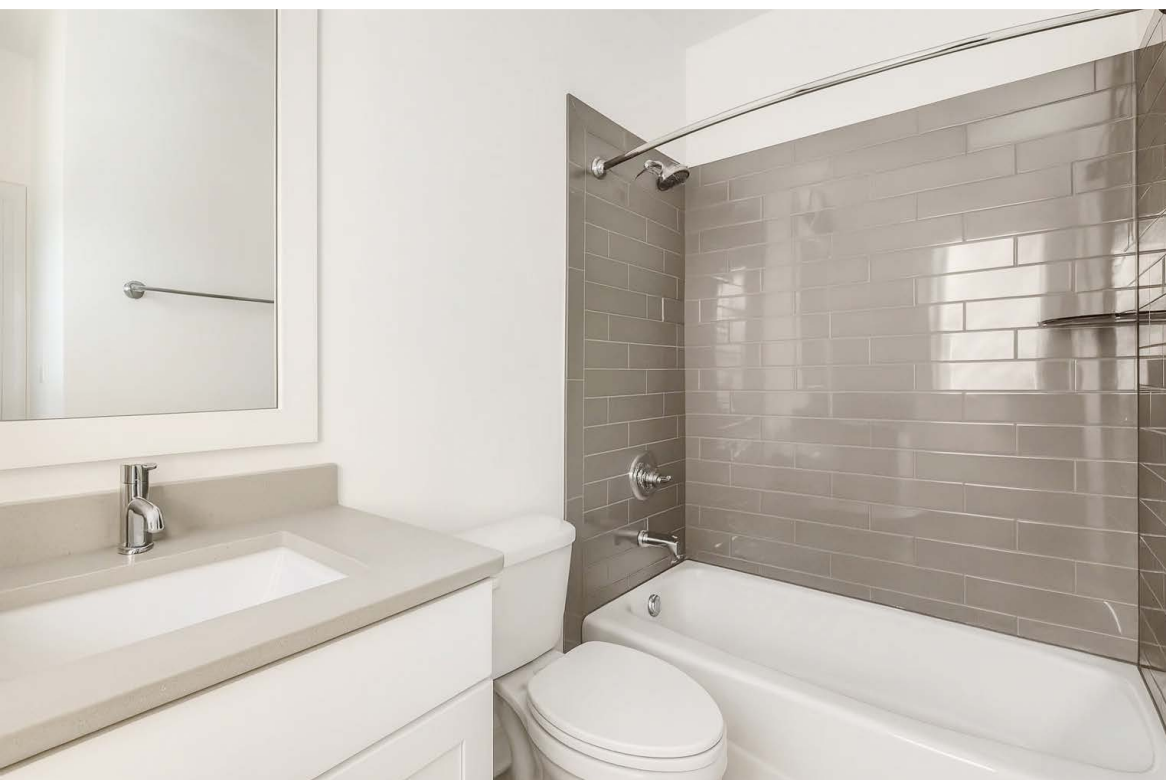
PRIMARY BEDROOM WALK-IN CLOSET

MAIN-LEVEL BATH





PHOTOS OF PREVIOUSLY BUILT PLAN
SECOND-FLOOR BATHS



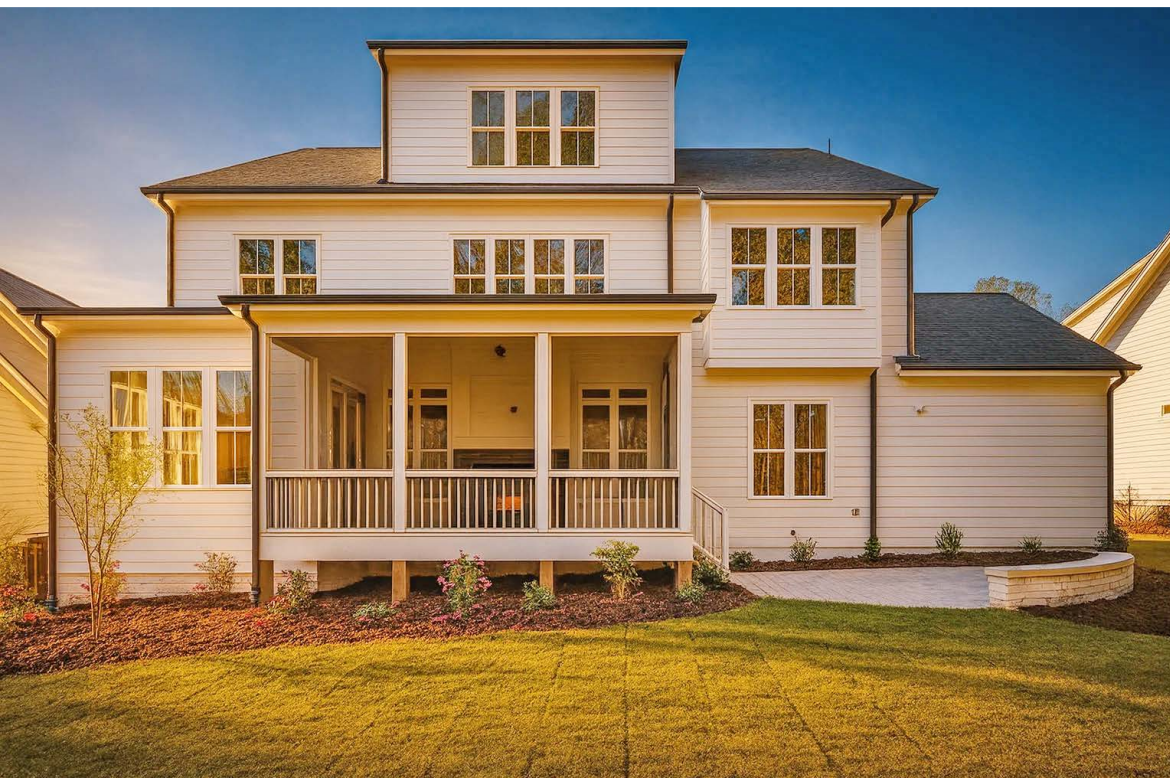


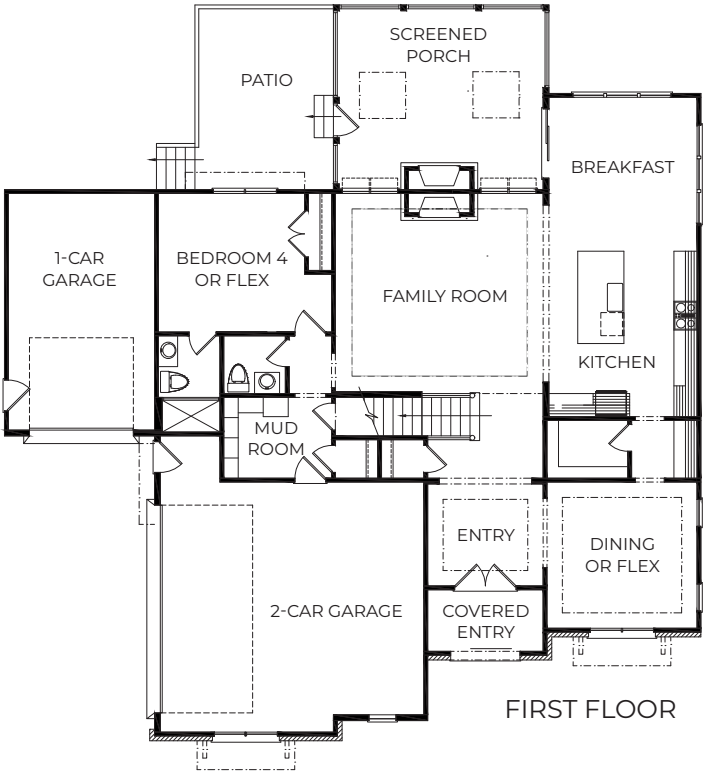
PHOTOS OF PREVIOUSLY BUILT PLAN

SCREENED PORCH

THIRD-FLOOR ATTIC STORAGE

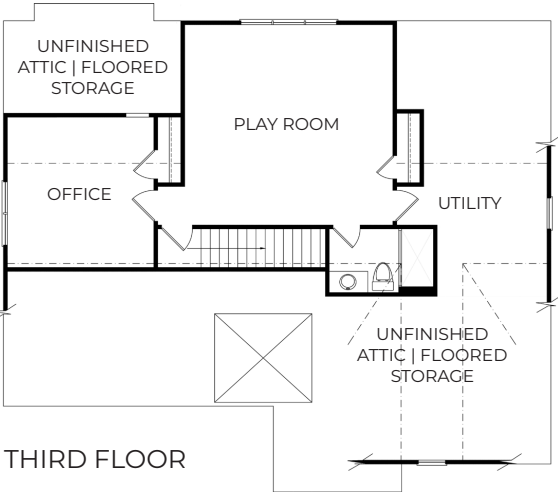
REAR OF HOME





GROSS LIVING AREA	
First Floor	1564 Sq Ft
Second Floor	1868 Sq Ft
Third Floor	655 Sq Ft
Total Living Area	4087 Sq Ft

NON-LIVING AREA	
Covered Entry	63 Sq Ft
Screened Porch	221 Sq Ft
Patio	192 Sq Ft
Unfinished Walk-in Attic	626 Sq Ft
2-Car Attached Garage	530 Sq Ft
1-Car Attached Garage	277 Sq Ft

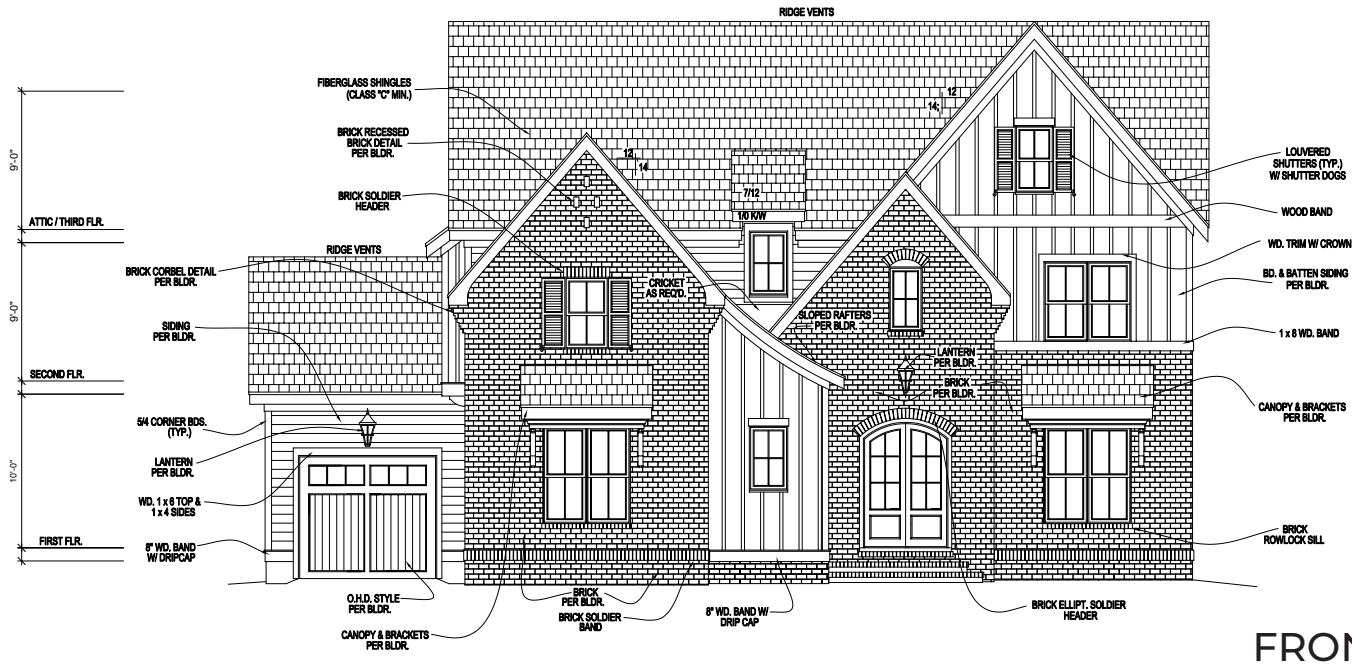


ERIKA & CO
FINE HOMES

BERKSHIRE HATHAWAY | YORK SIMPSON UNDERWOOD REALTY
HOMESERVICES

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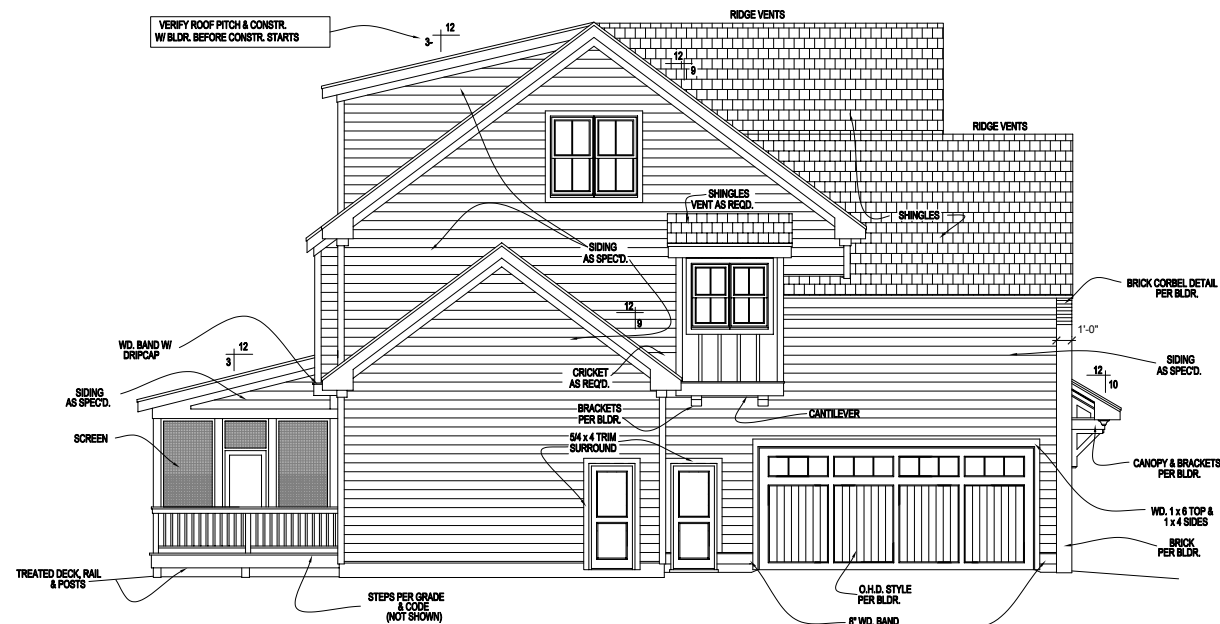
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Voted Your FAVORITE 2017- 2025
Chapel Hill Magazine
919 219 7218
advisors@erikaco.com | erikaco.com



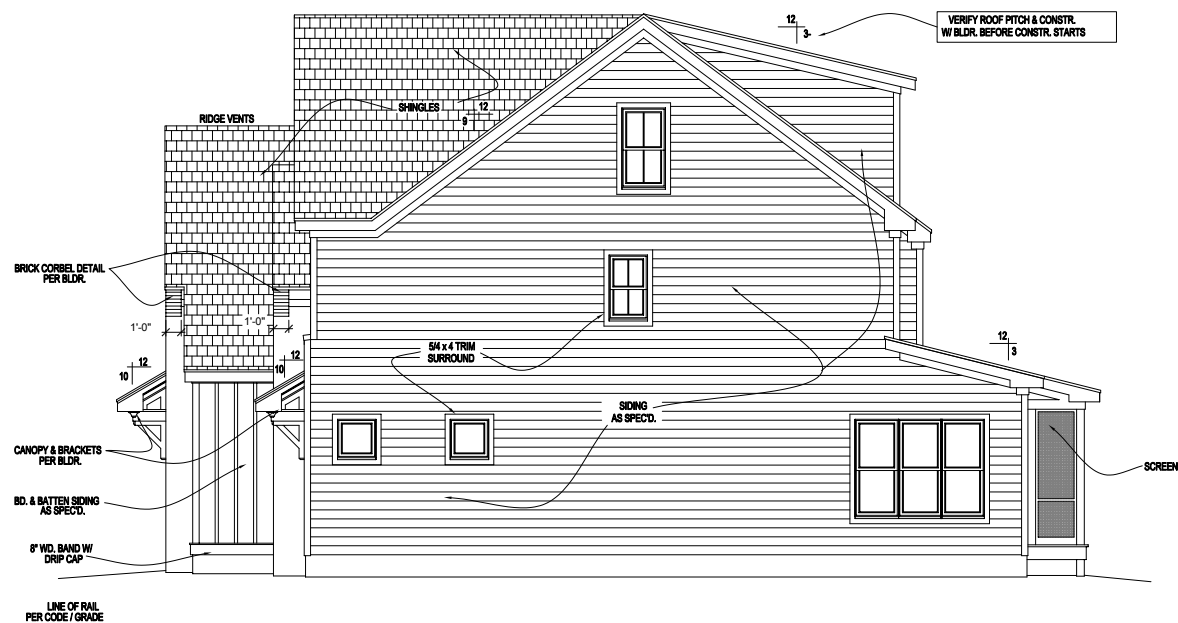
FRONT ELEVATION



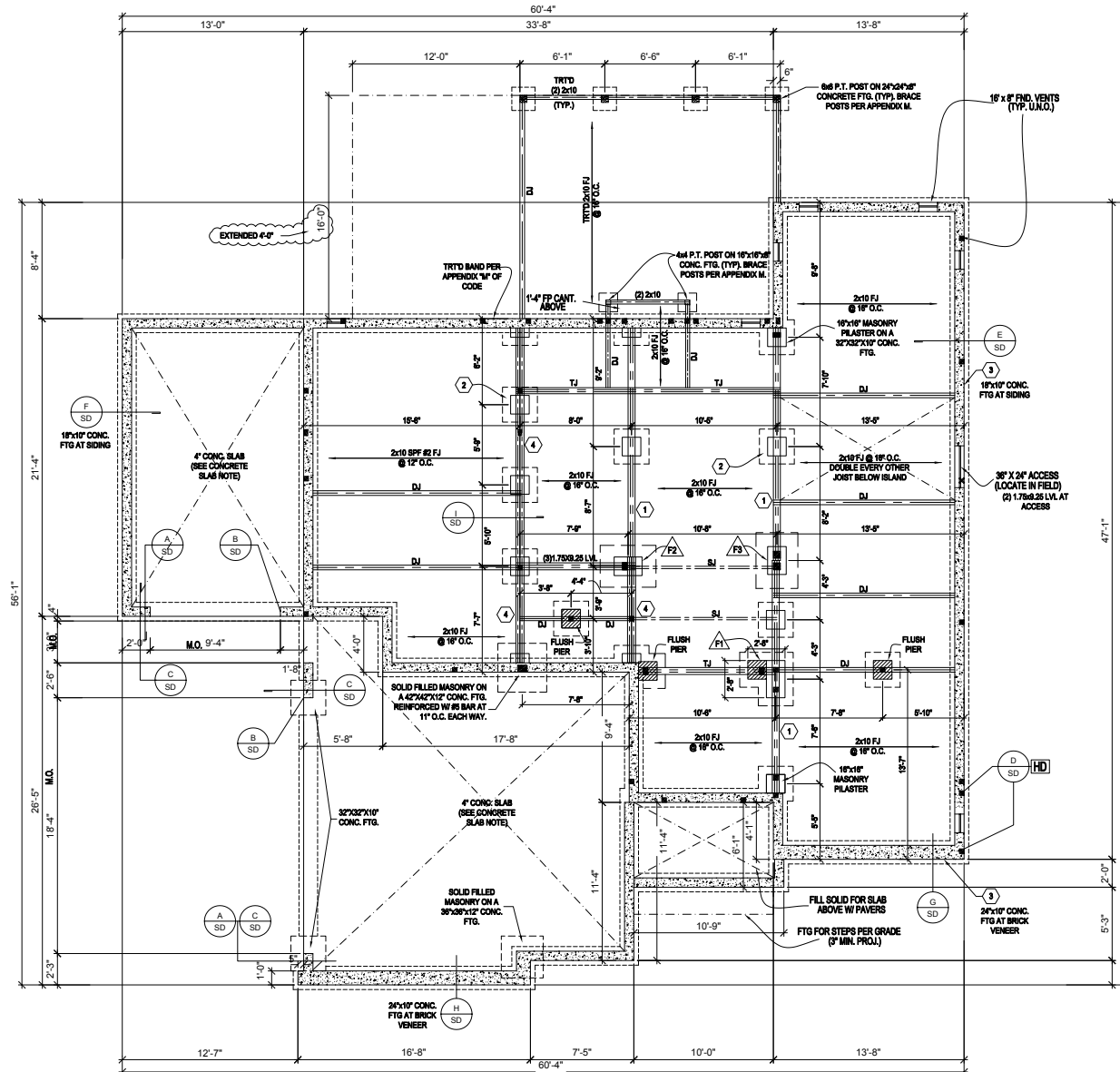
REAR ELEVATION

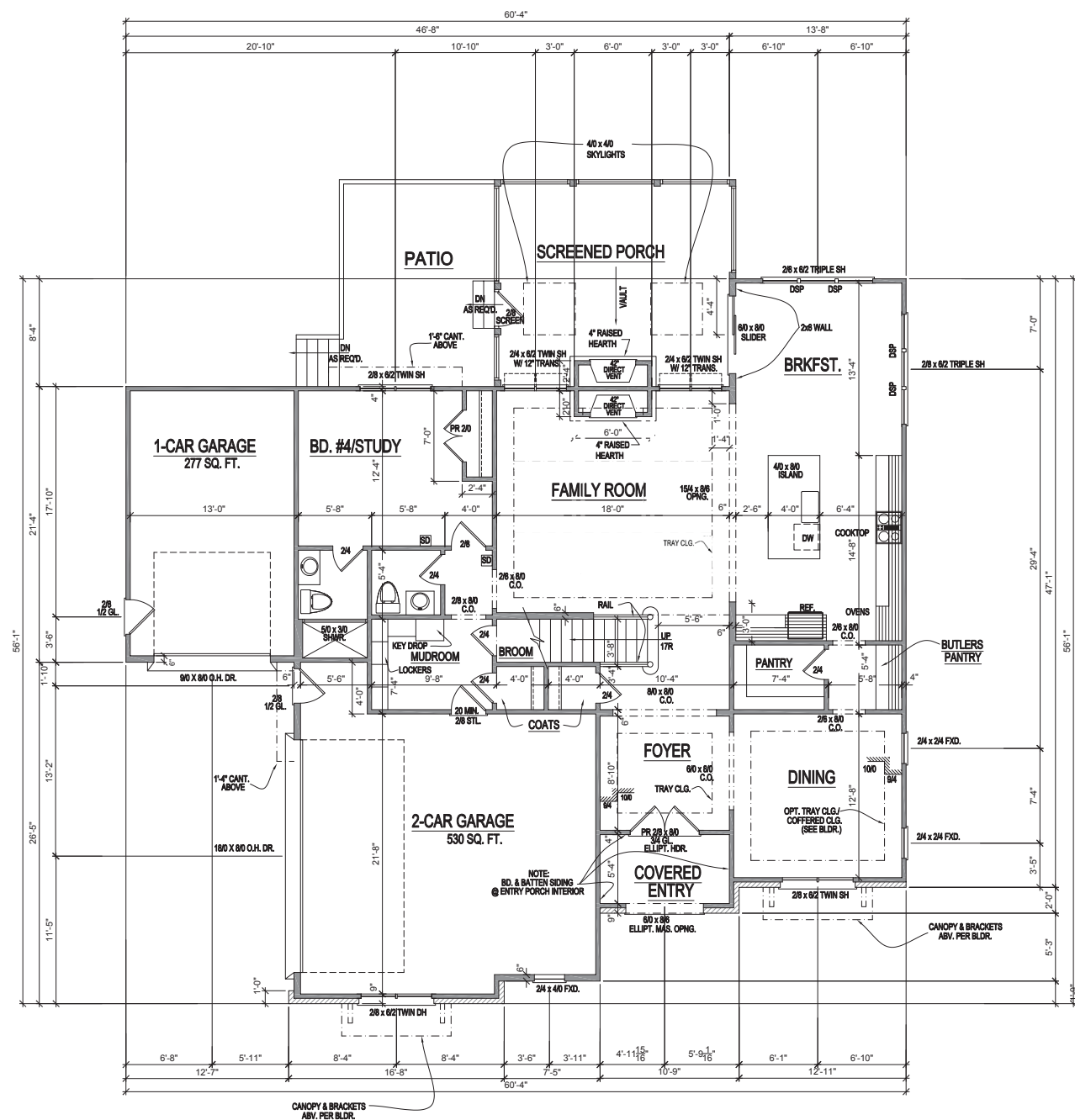


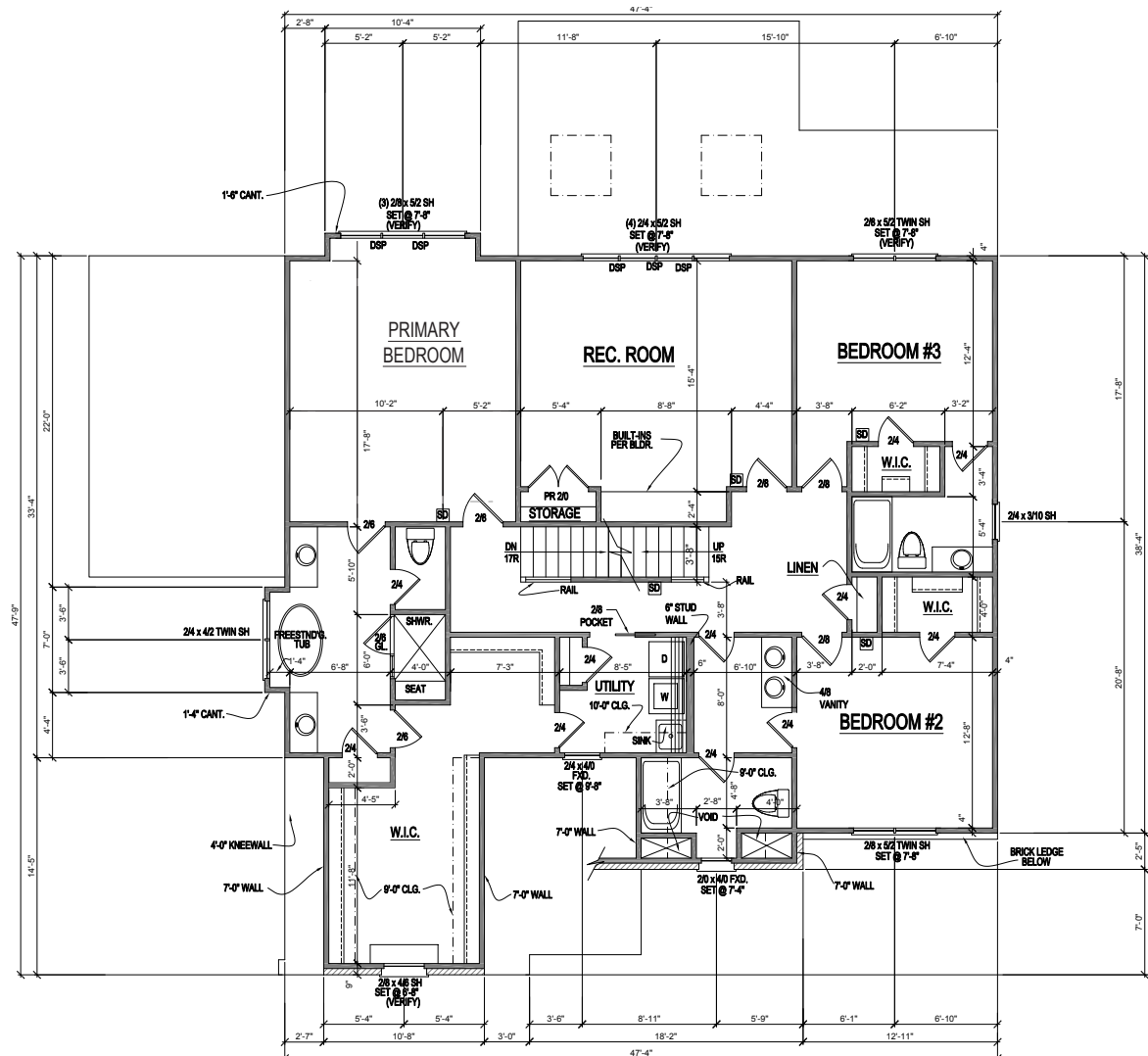
LEFT ELEVATION



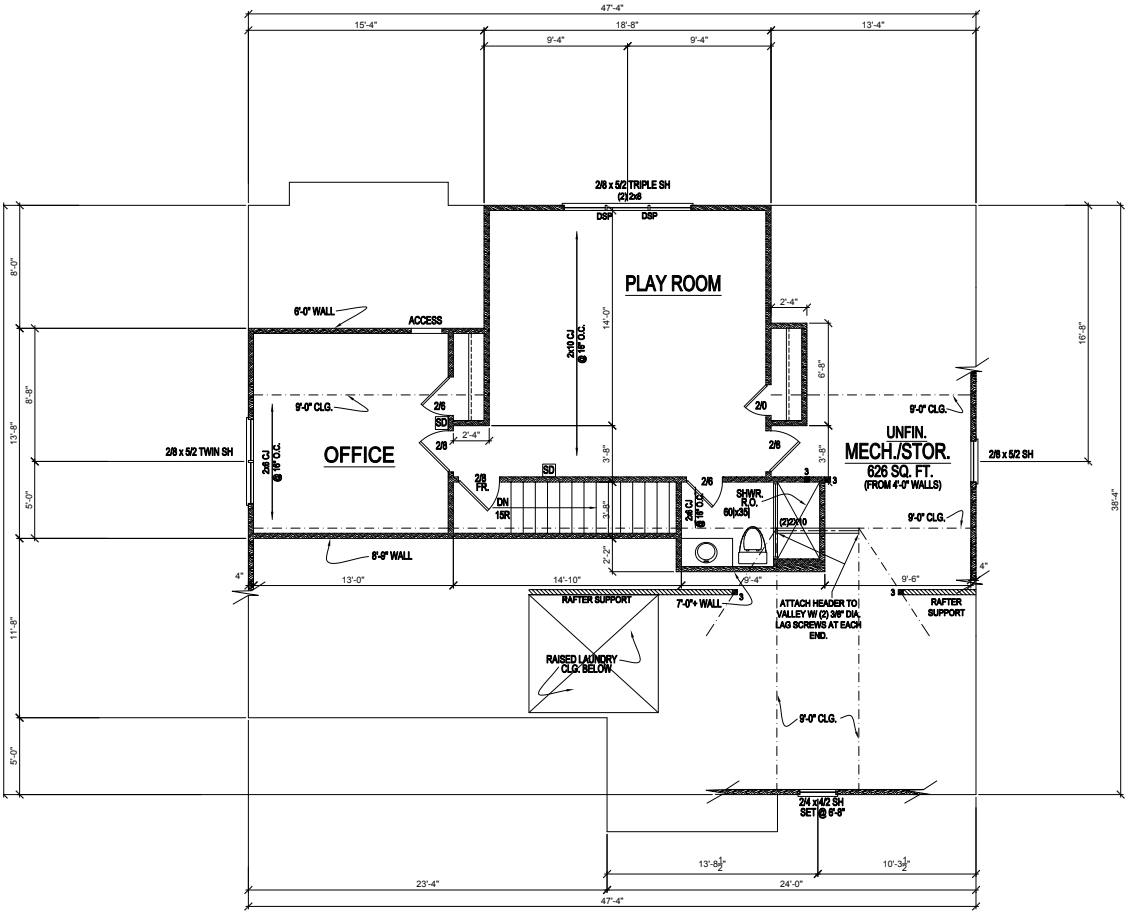
RIGHT ELEVATION







SECOND FLOOR



PLAN TYPE & SIZE

01. Plan attached. Builder shall construct per plan as shown unless otherwise specified.
02. Total Heated Area: 4,140 SF.
03. Ceiling Heights:
 - 1st Floor – 10'
 - 2nd Floor – 9'
 - 3rd Floor – 9'

PERMITS, FEES, UTILITIES, INSURANCE, SURVEY & GRADING

04. Building permit fees are included in the total contract price.
05. Builder shall maintain utilities until the Certificate of Occupancy (C.O.) is issued. The homeowner must transfer utilities within 3 days of issuance.
06. Builder's risk insurance is provided by the builder from foundation set until C.O., covering full replacement value during construction.
07. Homeowner's insurance is required before moving any personal items into the home after C.O.
08. Survey includes house placement. Any additional surveys required by the lender beyond the included allowance are at the homeowner's expense.

ALLOWANCE ITEMS & CHANGE ORDERS

09. Any costs exceeding the allowance are payable by the homeowner at the time of work plus a 20% builder fee.
10. Any savings under the allowance will be credited toward the total contract price.
11. All changes must be documented by email acceptance of a Change Order prior to implementation.
12. If a change exceeds the allowance or specification, payment is due at the time of approval.

CITY WATER & SEPTIC

13. Water: OWASA connection included.
14. Septic: 4-bedroom engineered drip system.

CLEARING, GRADING & SITE PREPARATION

15. All clearing, grading, backfill, and site preparation are included in the contract price and will follow the natural grade of the lot. Large trees will be preserved where possible.

FOOTINGS, FOUNDATION, GARAGE & PORCH SLABS

16. Concrete: 3,000 PSI footings.
17. Footings & Reinforcement: Per engineered plans.
18. Foundation Walls: 8" block or 4" block / 4" brick as shown on plans.
19. Slabs: 4" 3,000 PSI concrete reinforced with fiber mesh; porch fill as determined by builder.
20. Piers: Per engineered plans.
21. Damp Proofing / Drainage: Asphalt coating to finished grade; 4" perforated pipe with sock at footing, positive drain to daylight.
22. Termite Control: Bait stations installed; homeowner responsible for annual maintenance after the first year.
23. Grade Coverage: Per topography; additional grading or retaining walls are extra.
24. Crawl Space: Sealed crawl space included.

FIREPLACES

25. Two natural gas log fireplaces included. Standard builder-grade inserts and surrounds equal to those shown in the reference photos for both the interior and exterior fireplaces.
26. Stone surround approximately 4' high, as shown in photos.

WINDOWS & SKYLIGHTS

27. Marvin Elevate windows, Ebony exterior, White interior, Double Hung (may not be exact as pictured).
28. Fire door from house to garage to match interior doors.
29. Two 48" x 48" skylights on back porch (larger than in photos).

EXTERIOR DOORS & SIDING

30. Sliding door: at back porch to match windows as closely as possible.
31. Garage pedestrian doors: Fiberglass doors as shown on plan.
32. One single-car and one double-car garage door: Traditional Carriage House steel doors with windows, as shown in photos.
33. Front door: Wood-stained door as shown in photos.
34. Trim: Fiber cement or Miratec trim boards per builder.
35. Soffits: 1' fiber cement soffits with pine crown.
36. Siding: Combination of fiber cement and brick per plan, including lap siding and board and batten as shown.
37. Decorative corbels under metal roof overhang, as shown in reference photos.

PORCHES & PATIO

38. Front Porch Floor: Bluestone flagstone per reference photos.
39. Front Porch Ceiling: Flat fiber cement boards (4x8) with trim on seams if necessary.
40. Rear Porch Floor: Trex decking (in-stock "gray" color at Lowe's).
41. Rear Porch Ceiling: Painted white Hardie board with trim on seams where necessary.
42. Patio: Bluestone flagstone on concrete base, per plan approx. 12'x16'.

ROOFING & GUTTERS

43. Shingles: Architectural shingles (standard in-stock colors; special orders extra) from Talbert's or ABC Supply. 25-year minimum.
44. Flashing & Felt: Black aluminum flashing and synthetic underlayment.
45. Metal Roofing: Standing seam metal roof where indicated on plans.
46. Gutters: Black standard 6" gutters and downspouts.
47. Drainage: Gutter pipes buried from downspouts to daylight.

FRAMING

48. Exterior walls, floors, ceilings, and roof: All framing, sheathing, and bracing per engineered plans.
49. Subfloor: ¾" tongue-and-groove Advantech panels.

DRYWALL & PAINT

50. Drywall: ½" gypsum board on walls and ceilings; ⅝" in garage.
51. Finish: Taped joints, three coats of compound, sanded smooth.
52. Closets / Garage: Painted per builder or painter discretion.
53. Paint: Sherwin-Williams primer and finish. Ceilings flat; trim semi-gloss.
54. Colors:
 - Exterior Siding and Brick: White
 - Exterior Trim: White
 - Interior Ceilings: Flat White
 - Interior Trim: Semi-Gloss White
55. Interior Walls: Up to 3 colors included; additional colors \$350 per color.

INSULATION

56. Walls: R-15 batts.
57. Floors: R-19 where required.
58. Ceilings: R-38.
59. Primary Suite Floor | Garage Ceiling: Hybrid of foam and R-38 compressed offers double the floor requirement and foam seal to ensure excellent insulation.
60. 1st Floor: None (sealed crawl); batt insulation or foam around band joists per code.
61. Crawl Space: Sealed with foam board or spray foam.

INTERIOR TRIM, DOORS, CLOSETS, BUILT-INS, STAIRS & RAILINGS

62. Trim: Shiplap in foyer on left and right walls, around fireplace, and on left wall as shown in pictures.
63. Stairs: Oak treads with large balusters, newel posts, and railings per plan.
64. Crown Molding: 7 1/8" Cove crown throughout 1st floor (not in closets).
65. Doors: 8' doors on 1st floor; 6'8" doors on 2nd and 3rd floors.
66. Ceilings: Trey ceiling in entry, family room, and dining | flex (no coffered ceiling).
67. Fireplace Trim: Crown molding with cap top detail.
68. Casings: 470 casing profile; windows trimmed with stool and casing.
69. Barn Door: Included in dining room (if desired).
70. Accent Wall: Decorative black painted wall in dining room (not counted as a wall color).
71. Baseboards: 7 ¼" colonial on 1st floor; 5 ¼" on 2nd & 3rd floors.
72. Crown (2nd Floor): 5 1/8" Cove crown in hall and rooms (not closets).

73. Closets: All closets trimmed out to match style shown in primary walk in closet. Linen closets will have all shelves. Bedroom closets will have double rods with shelves and shelf box when possible. Pantry closet trim as shown in photo.
74. Built-ins: In recreation room included.

CABINETS & COUNTERTOPS

75. Cabinets: All-plywood, shaker-style cabinets throughout.
76. Kitchen: Stacked shaker cabinets to ceiling; island with posts and cabinet layout per photos.
77. Hardware: Similar size pulls and handles as shown in reference photos.
78. Sink: Includes double bowl undermount sink (not farmhouse sink as shown in photos).
79. Hood: Wooden hood included (hood insert purchased from appliance allowance).
80. Butler's Pantry: 42" cabinets with glass doors and under-cabinet refrigerator area.
81. Island: Includes 1' extra cabinet doors on each side; interior dead space.
82. Bathroom Cabinets: As per plans with similar pulls as kitchen.
83. Laundry Room: Cabinets per plan.
84. Countertops: Quartz throughout. Levels 1–2 standard; Primary Bath and Powder Room allow levels 1–4.

FLOOR COVERINGS & TILE

85. Hardwood: Sanded and finished hardwood on all 1st floor rooms, including Bedroom 4 and Powder Room.
86. Primary Bedroom, Closet & Hall: Hardwood flooring included.

FLOOR COVERINGS & TILE (continued)

- 87. Stairs: Hardwood treads from 1st to 2nd floor, sanded and finished.
- 88. Attic Stairs, Attic, and 2nd Floor Rooms: Builder mid-grade carpet (similar to photos).
- 89. Tile: Installed in all bathrooms and laundry room.
- 90. Tile Allowances:
 - \$5/sf for all bathrooms except primary and laundry room.
 - \$12/sf for shower floors.
 - \$8/sf for primary bathroom.
- 91. Tile Heights: 7' high for tub surrounds and secondary showers; tile to ceiling in primary shower.

PLUMBING

- 92. Fixtures and finishes per reference photos.
- 93. Tubs: Freestanding tub similar to reference photos (may not be exact), other tubs similar to photos.
- 94. Water Lines: PEX water lines with PVC drains.
- 95. Showers: Poured mud pans.
- 96. Washer, ice maker, and dishwasher connections included.
- 97. Primary Shower: Two faucets—one for shower head, one for handheld spray.
- 98. Faucets: Delta brand fixtures as shown in photos.
- 99. Primary Bath: Delta Chrome Nicoli faucets and shower trim.
- 100. Other Bathrooms: Delta Trinsic single-hole faucets and bath trim kits.
- 101. Kitchen Faucet: Delta Nicoli single-hole.
- 102. Laundry Faucet: Delta Nicoli.
- 103. Water Heater: Rinnai natural gas tankless.

HVAC

- 104. Dual Fuel Heat Pumps. Carrier system sized per licensed contractor.
- 105. Natural gas will be connected to the house and gas lines will be run to the HVAC systems, gas log fireplaces, water heater, and cooktop.
- 106. Includes bath fans, range hood, gas range, fireplace, and water heater venting.
- 107. Range hood vented to exterior.
- 108. Thermostats: Nest smart thermostats included.

ELECTRICAL

- 109. Service: 400 AMP panel.
- 110. Devices: Standard receptacles and switches; GFCIs per code.
- 111. Extras: Door chime, garage outlet, exterior GFI, smoke and CO detectors.
- 112. Lighting: Can lights and 3-way switches per plan.
- 113. Fixture Allowance: \$5,000 lighting allowance.

LOW VOLTAGE WIRING

- 114. Includes ethernet main hub station with connections in all bedrooms, office, family room, and recreation room.
- 115. Ring system included to cover doorbell, floodlights, and motion detectors.

APPLIANCES

- 116. \$10,000 allowance for cooktop/oven combo or double oven, dishwasher, hood insert, under-counter refrigerator, washer/dryer, and refrigerator. Typically purchased by owner, but builder can order if budget allows or homeowner covers overage.

HARDWARE, MIRRORS & BATH ACCESSORIES

- 117. Includes mirrors, towel bars, toilet paper holders, framed shower glass in secondary showers, and frameless glass in primary shower.
- 118. Primary Bath Mirrors: Framed mirrors included (mirror trim and light cutouts not included as shown in photos).
- 119. Door hardware to match photos or equal.

DRIVEWAY

- 120. Chapel Hill gravel drive up to turn-off point (shared portion will be Chapel Hill gravel), then concrete drive beyond (full concrete available at extra cost).
- 121. Concrete driveway from shared portion to garage. Driveway approx. 10' wide, widening to align with both garage doors. Additional concrete can be poured for additional cost.
- 122. Concrete walkway to front door per plan and photos.

LANDSCAPING

- 123. Includes 20 pallets of sod; additional pallets billed as extra.
- 124. Mulch: Installed around foundation and beds as shown in photos.
- 125. Plants: Similar quantity and layout to photos; plant species may vary depending on availability.

TRASH & FINAL CLEANUP

- 126. Dumpster, porta-john, and cleanup allowances included.
- 127. All construction debris removed prior to C.O.
- 128. Final window cleaning and full house cleaning after completion.
- 129. Exterior pressure wash after all work is complete.