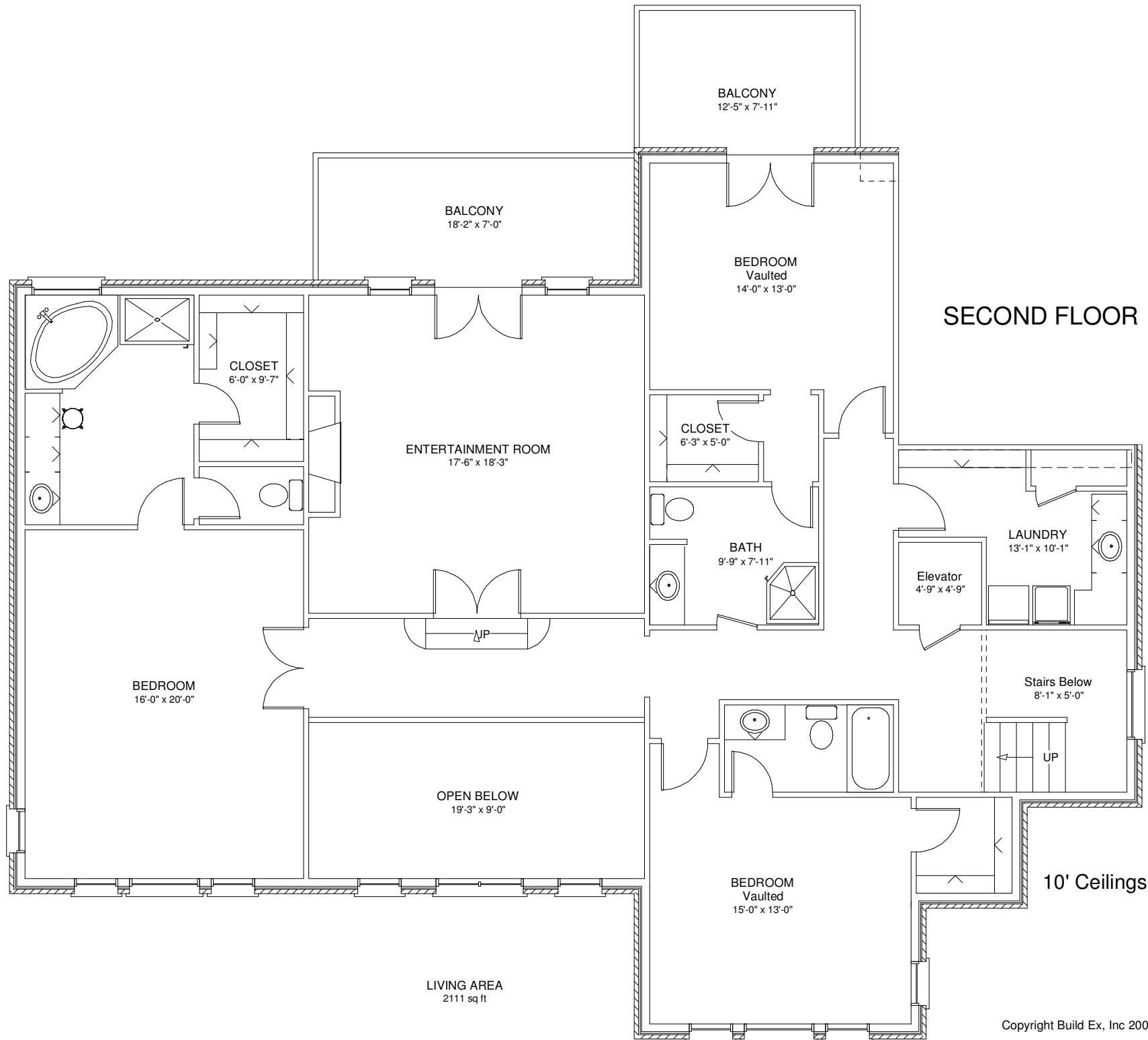


MAIN FLOOR



CRAWL SPACE
19'-1" x 33'-1"

WINE CELLAR
13'-4" x 9'-0"

Elevator
4'-9" x 4'-9"

STORAGE /
Elevator Equip
7'-11" x 5'-2"

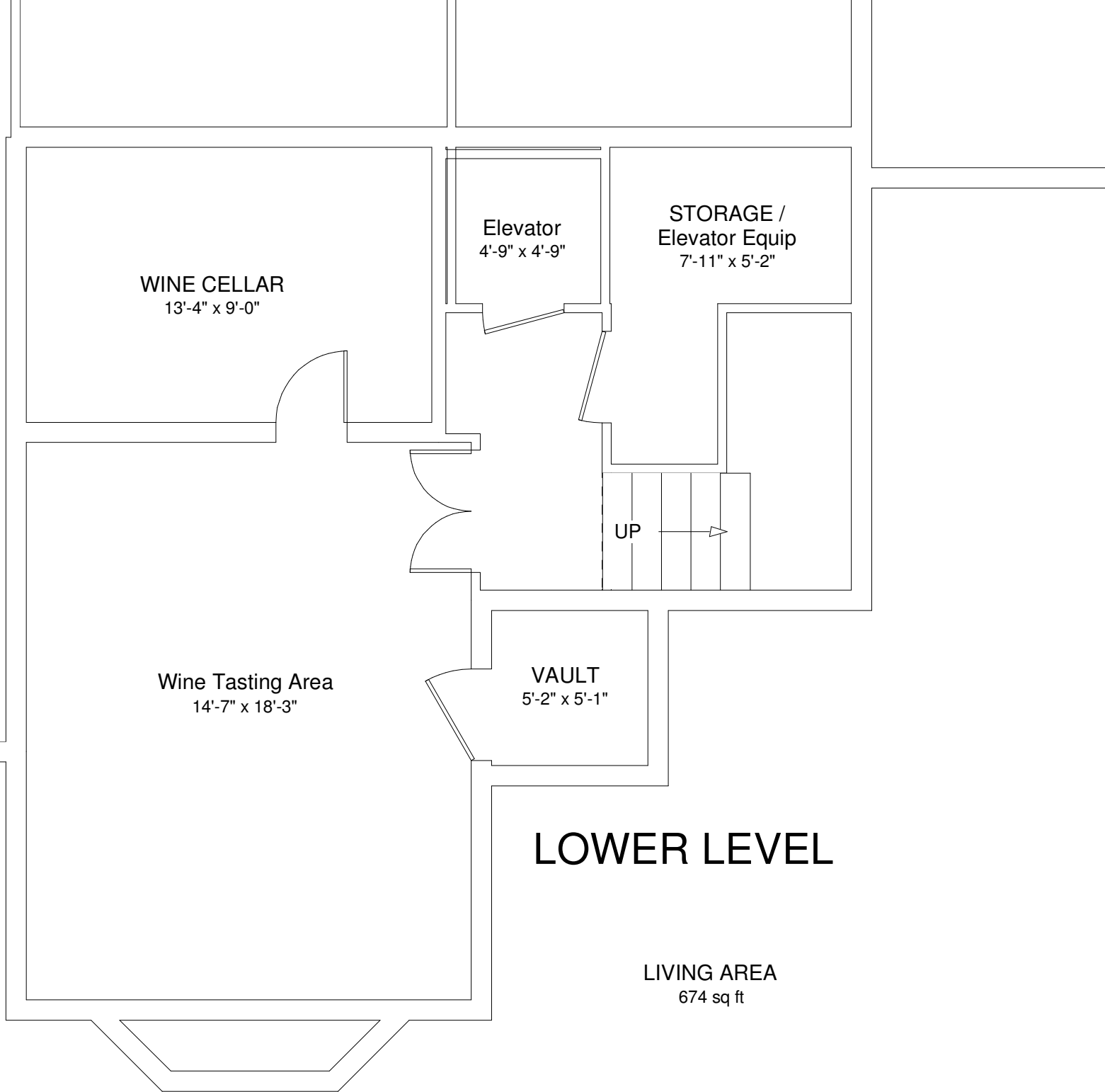
UP

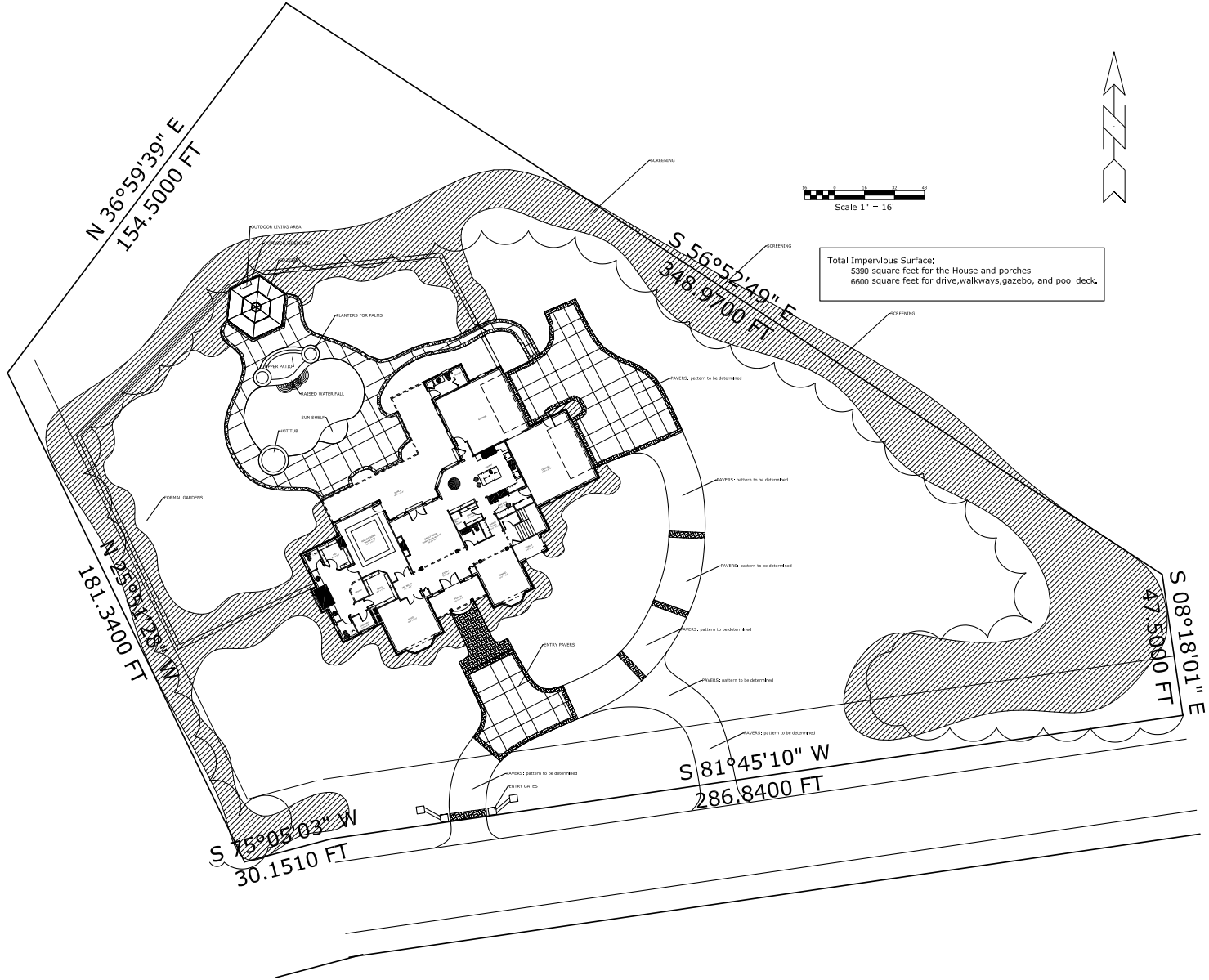
Wine Tasting Area
14'-7" x 18'-3"

VAULT
5'-2" x 5'-1"

LOWER LEVEL

LIVING AREA
674 sq ft

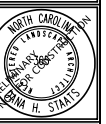




P.O. BOX 4711
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 CHAPEL HILL
 NORTH CAROLINA
 (919) 933-5025

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SITE DEVELOPMENT STUDY PLAN
 BUILD EX
 LOT 60, MADE VALE
 CHAPEL HILL, NORTH CAROLINA



REVISIONS	

DATE: 9.25.08
 DRAWN: DMS
 FILE #

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Lot #60, 4 Portofino Place, Maida Vale

Your magnificent home will be nestled on one of Maida Vale's most desirable lots. This lot is ideally located, with hundreds of feet of street frontage, on the exquisite Portofino Place with nearly one and a half acres for total privacy. Your multi level home includes an owners' secret cellar housing a wine cellar, wine tasting room and a walk in vault on lower level. All three levels have elevator access for convenience. The majority of the living area is on the main level. The walled in courtyard has your swimming pool, hot tub, outdoor fireplace, and entertainment area. The multiple verandas and porches bring a harmony with nature.

The exterior of masonry stucco and barreled tile roof can accommodate an interior that is a Tuscan Villa or an interior that is modern like the stucco/tile roofed homes in the California style. You can determine exactly what fits your style.

This home is available as a pre-sale OR you can design your own completely custom home on this lot!

Design Features:

Nearly 1.5 acre interior private lot on one of the most noted streets in the Triangle
Located in a gated 24-hour secure community
Large first floor layout with all living areas including first floor master & first floor study
Master Bedroom on main floor and second master on second floor
4 bedrooms - each with private full bath & walk-in closet
5.5 baths – each with custom tile packages & granite countertops
Oversized 4-car garage
Two laundry rooms – one in master suite & one on second floor
Basement with wine cellar, wine tasting area & vault
Temperature controlled wine cellar with cedar shelves
Elevator services all three floors of living
Over 8,600 sf under roof (over 6,150 sf heated interior space)

Interior Specs:

Hardwood flooring throughout all common areas
Exceptional quality faucets and fixtures throughout house
Tile in all tub and shower surrounds
Upgraded interior trim package including oversized crown, heavy casing & base moldings
Furniture style bath vanities and/or custom cabinets in bathrooms & laundry rooms
Granite countertops in all bathrooms & laundry room
Wet bar in family room with granite countertop
Three direct vent natural gas fireplaces with cast stone surrounds
Vaulted or tray ceiling in most rooms
Luxurious master bath with walk in custom tile, luxury-sized, shower with frame-less glass surround
Generous allowances for interior hardware and bath accessories, fixtures & chandeliers
Elegant solid wood custom designed cabinets throughout
Granite kitchen countertops with under-mount stainless sink
Professional stainless steel appliances – 60” Viking range with professional hood, two Bosch dishwashers, two Sub-Zero refrigerators
Water filtration, drinking water system
Large walk-in pantry

Construction Specs:

Hard coat stucco over 4" masonry exterior walls
Poured concrete walls around lower level living areas
Four separate high efficiency HVAC systems
Rinnai tank-less, water heater – never run out of hot water & energy efficient

Exterior Specs:

Barrel tile roof
Paver driveway & walkways
Paver patios in rear of house
Large screen porch in private rear of house with vaulted ceiling
Dramatic arched top, iron double front door
Three point locking exterior doors
Wrought iron carriage style garage doors

Courtyard Specs:

Several thousand sf of outdoor living space
Stucco privacy wall around courtyard
Custom free form swimming pool w/ top of the line features – PebbleTec lining, salt purification system, bubblers in sun ledge, four deck jet fountains, gas heater, everything on pool/hot tub is automatic and operated by RF remote control
Integrated custom free form hot tub
Stamped concrete pool decking with natural stone coping around pool & hot tub
Exterior masonry fireplace under covered gazebo for additional outdoor living space
Beautifully landscaped

This home as specified is available on lot 60 for a total package price of \$2.4 million.

This home can be modified and/or a completely new custom plan can be designed for this lot. All plans are subject to ARB approval.

The Build Ex Difference:

- Build Ex has a long track record of satisfied clients – we encourage you to speak with our previous clients
- Build Ex is locally owned and operated – we live & operate out of Chapel Hill
- Build Ex has built more homes in Maida Vale than any other builder – we won't have any surprises and neither will you
- Build Ex has a build schedule of approximately 10 months from ground breaking. We typically finish our homes on schedule or ahead of schedule.
- Build Ex builds with fixed price contracts so your home gets built on budget.
- Build Ex is financially solid – we have a strong balance sheet and no spec inventory
- We are flexible – don't like something spec'd in? You can change it anytime. And we'll tell you the cost difference before we do the work.
- We have full CAD capabilities so we can completely change any aspect of your home or design.
- When you work with Build Ex, you will deal with the three principals of the company on a daily basis. So everybody you interact with throughout the custom building process has a vested interest in the success of your project.
- With Build Ex, the General Contractor will be on site supervising the construction of your home so you know it is built to the highest quality standards.