



MAIDA VALE

IX

by

Lorient Homes



Beautiful, quiet & exclusive.

Maida Vale

THE IDEAL LOCATION

Located just off Fearington Road and nestled against the Oaks and Meadowmont, Maida Vale offers one of the best locations in the Durham-Chapel Hill area. Maida Vale is around the corner from I-40 for an easy commute, and just minutes away from world class medical facilities at UNC and Duke University who are known as much for the exceptional quality of their cutting-edge healthcare and education as they are their basketball teams and legendary rivalry. A quick drive in one direction lands you in the heart of Chapel Hill and Franklin Street.

Maida Vale is a private, gated enclave of just 59 Tuscan-style home sites. Here you'll find Mediterranean cypress, tiled roofs, arched windows, stone and stucco siding, classic columns and coining, and wrought iron adorned balconies. Once you pass through the gates, you'll know this community is unlike any other in the area.

LIVE THE MAIDA VALE LIFE!

Nestled between Durham and Chapel Hill, Maida Vale combines exquisite living with the perfect location. From their refined contemporary Tuscan exterior details to their well thought-out interior floor plans and design, Maida Vale by Lorient gives discerning buyers what they've been craving most—a private community with modern architectural sensibilities. The curated plans feature between 3,100 and 4,200 square feet, four or five bedrooms, including a first-floor primary suite with a freestanding soaking tub, and a generous second floor guest suite. A dedicated owner's entrance pleasantly welcomes you home, while the spacious living areas with expansive full-height windows and three private balconies invite you to relax. The full-height low-e windows allow for maximum daylight and views of your gardens, while the 10' ceilings, and 8' doors give a sense of airiness, peace, and calm.

Join us at Maida Vale by Lorient Homes and learn what the Italians already know—*la vita è bella*, life is beautiful.





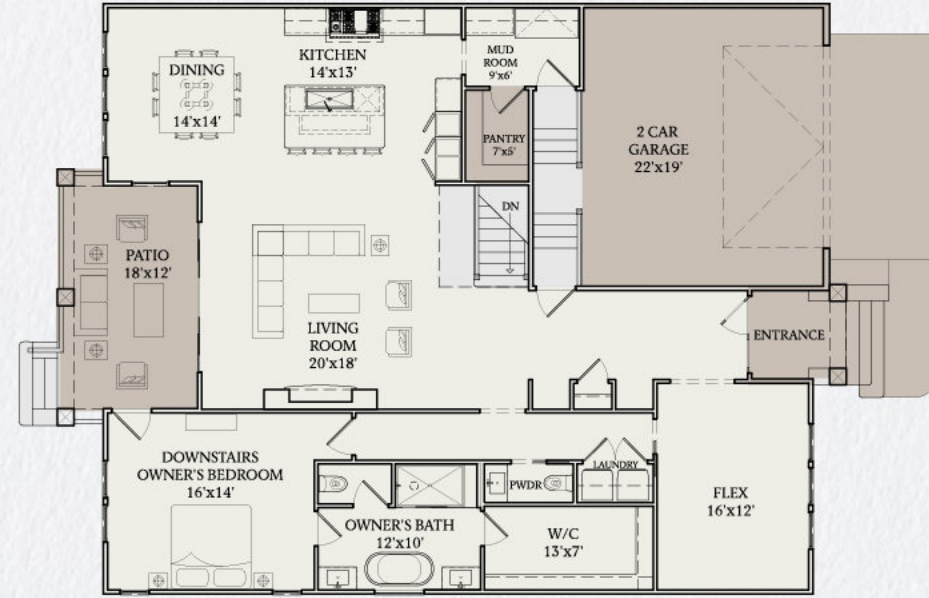
A CULINARY DREAM

The kitchen is a chef's dream with its large quartz island, walk-in pantry, Ruvati work station sink and accessories, and a full KitchenAid suite, including a gas cooktop, a set of convection combination wall ovens with microwave, and ultra-quiet third-rack dishwasher. Upgrade to the Wolf/Subzero/Cove package for a full gourmet experience. Each bedroom features walk-in closets and en suite private bathrooms with porcelain tile, modern lighting, and spacious showers, with a free-standing soaking tub in the owner's bath. This is gracious living at its best.

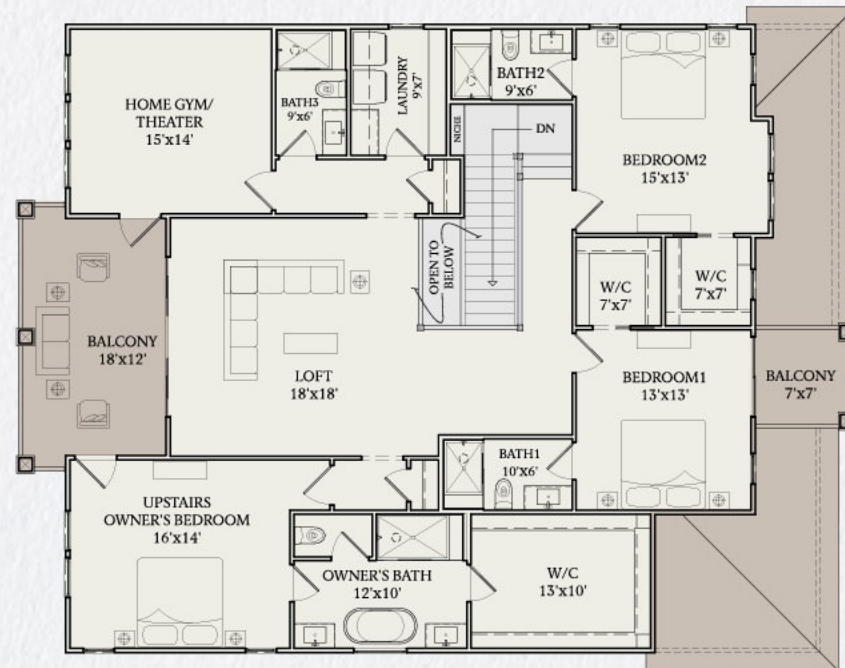
FLOOR PLAN



B2 First Floor



B2 Second Floor



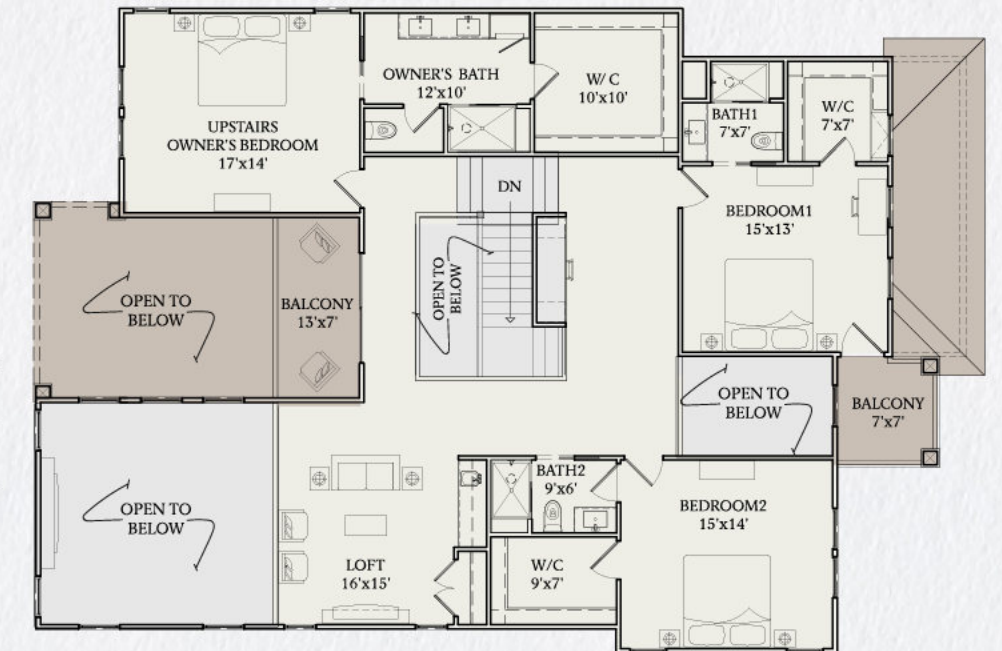
FLOOR PLAN



F2 First Floor



F2 Second Floor



B2

HEATED AREA	1 ST FLOOR	2,013 SF
HEATED AREA	2 ND FLOOR	2,205 SF
TOTAL HEATED AREA		4,218 SF
BEDS & BATHS	4/5 Bed	5.5 Bath

F2

HEATED AREA	1 ST FLOOR	2,004 SF
HEATED AREA	2 ND FLOOR	1,887 SF
TOTAL HEATED AREA		3,891 SF
BEDS & BATHS	4/5 Bed	4.5 Bath

FLOOR PLAN



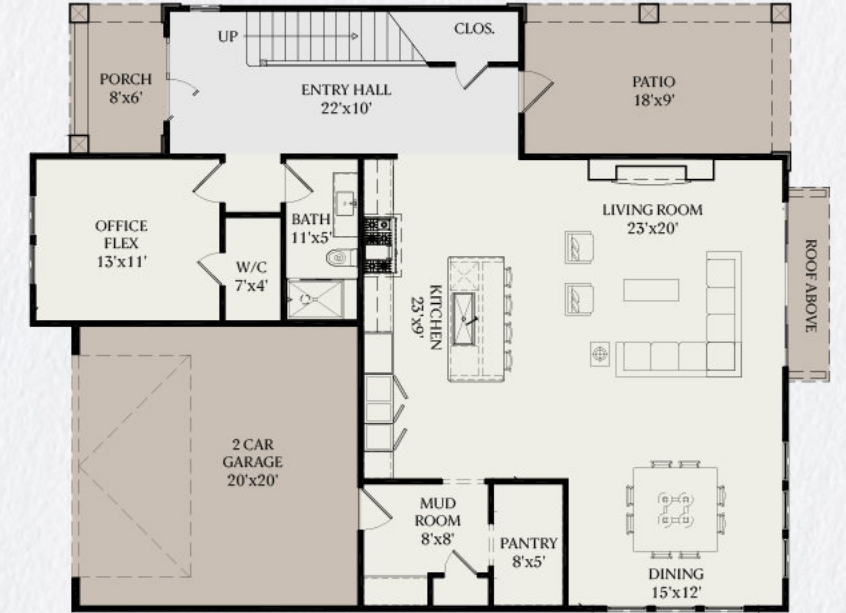
G1 First Floor



FLOOR PLAN



M1 First Floor



G1 Second Floor



M1

HEATED AREA	1 ST FLOOR	1,582 SF
HEATED AREA	2 ND FLOOR	1,640 SF
TOTAL HEATED AREA		3,222 SF
BEDS & BATHS	4 Bed	3 Bath

M1 Second Floor



G1

HEATED AREA	1 ST FLOOR	1,987 SF
HEATED AREA	2 ND FLOOR	2,082 SF
TOTAL HEATED AREA		4,069 SF
BEDS & BATHS	4 Bed	4.5 Bath

Features & Specifications

HOME DETAILS

- Two story Mediterranean style luxury single family homes
- Modern open space floor plans
- Multiple floor plans to choose from
- Multiple spacious balconies available in several floor plans
- Covered patios available on most floor plans
- Stucco exteriors accented with stone veneer
- Spanish tile roofing (available in variety of colors and patterns)
- Oversized 2 car garages
- Paver driveways and walkways

INTERIOR DETAILS

- Open floor plan with additional flex space in every home
- Large windows and sliding patio doors for abundant natural light
- Ten foot ceilings downstairs with eight foot interior doors
- Engineered hardwood flooring (6.5")
- Plush carpeting in bedrooms
- Modern elegant fixtures
- Modern ventless gas fireplace with dedicated space for an 80" TV or artwork
- Modern LED lighting throughout
- Dedicated walk-in laundry room with porcelain tile

KITCHEN DETAILS

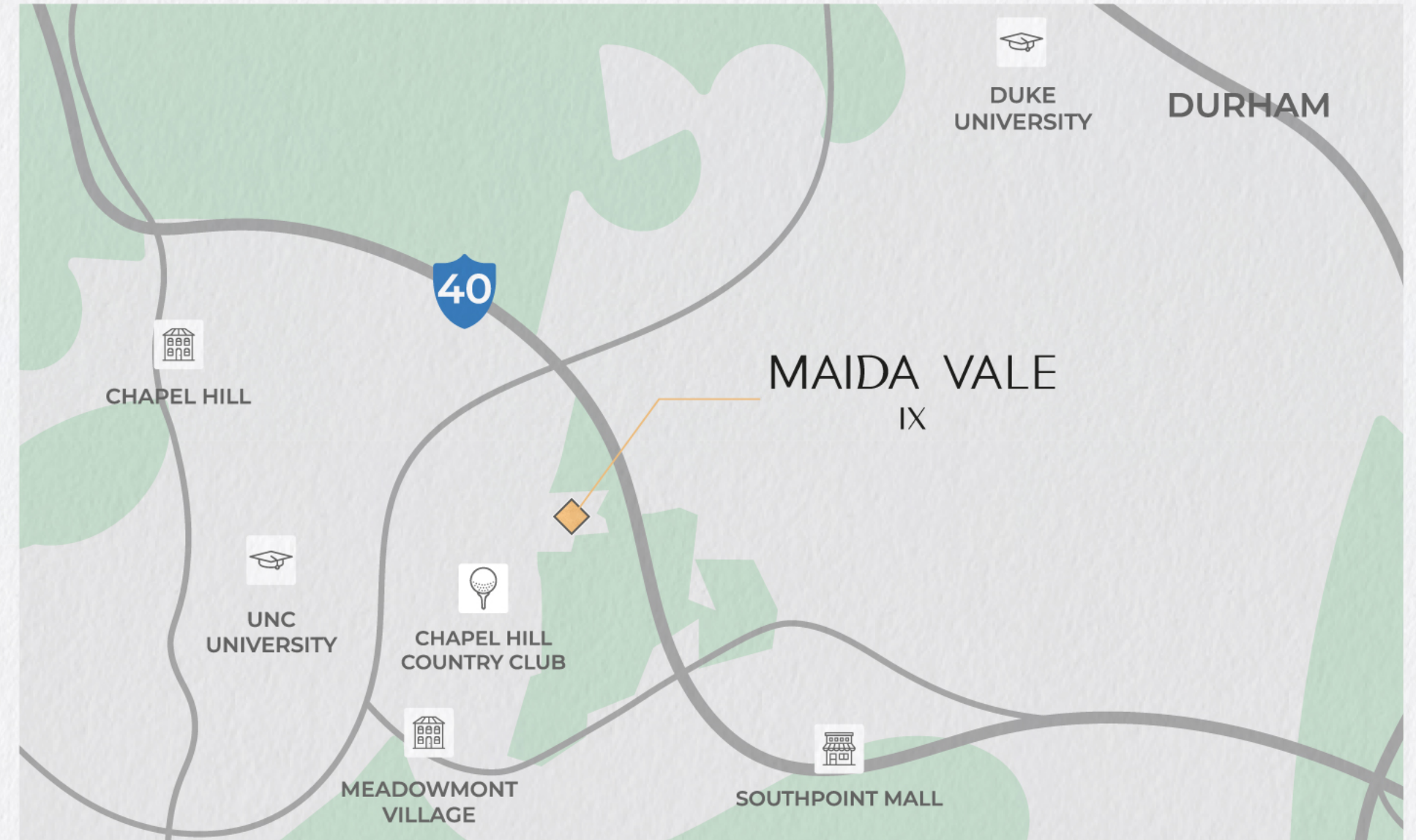
- Modern full-height kitchen cabinetry with large drawers
- 36" dual fuel range vented to the exterior
- KitchenAid stainless steel appliances with available upgrades
- Modern porcelain backsplash
- Large pantries
- Full height built-in wine chiller as an upgrade
- Expansive quartz island
- LED lighting with minimalist pendants over island
- Modern stainless steel 36" Ruvati sink
- Soft close cabinets and drawers

BEDROOM & BATHROOM DETAILS

- Oversized walk-in closets
- Plush carpeting in all bedrooms, wood flooring as an upgrade
- Modern porcelain tile in all bathrooms
- Modern vanities with quartz countertops
- Luxury freestanding tubs in owner's bedrooms
- Large walk-in showers
- All en suite bedrooms with generous walk-in closets
- Kohler Comfort height elongated toilets

ELECTRICAL & HVAC SYSTEMS

- Tankless water heaters
- Smart thermostats
- 16 SEER heat pump HVAC system
- Pre-wired ceiling fan locations in all bedrooms & select rooms
- LED power-efficient surface mounted lighting
- Optional EV charging stations



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