



Construction Proposal

**Lot 03 Chappell,
Leland, NC**



**PROPERTY IS OVER 1
ACRE!**

This project consists of the construction of a new two-story single-family residence with an attached garage at Lot 03 Chappell Loop Rd. in Leland, North Carolina. The development plan has been intentionally structured to streamline horizontal work, secure timely permitting, and initiate vertical construction without delay. The overall objective is to move efficiently from development to full vertical operations in alignment with funding milestones and construction scheduling.



Scope and Specifications

The scope of work for the property located at **Lot 03 Chappell Loop Rd., Leland, North Carolina** consists of the acquisition of the subject lot; coordination and completion of all necessary land development activities, including municipal utility connections and site preparation; procurement of all required permits and governmental approvals; and the construction of a new two-story single-family residence with attached garage in accordance with approved plans, applicable building codes, and regulatory requirements. The work further includes management and supervision of all horizontal and vertical construction activities, scheduling and coordination of subcontractors and inspections, and completion of all improvements necessary to obtain a Certificate of Occupancy. Upon completion of construction, the scope includes marketing, sale, and final closeout of the residence, including execution of closing documents and delivery to the end purchaser.

➤ First Floor Layout

The main level includes:

- The first floor features an open and functional layout designed for modern family living. A covered front stoop leads into a dramatic two-story foyer, creating an immediate sense of openness and vertical volume. The foyer flows directly into the spacious family room, measuring approximately 19' x 16', providing a central gathering space with strong natural light.

Adjacent to the family room is the dining area (approximately 11' x 15'), which connects seamlessly to the kitchen. The kitchen (approximately 10' x 15') includes a center island, dedicated pantry, and efficient work triangle layout, offering both functionality and entertaining capacity.

The primary bedroom suite is privately positioned on the main level and measures approximately 15' x 15' with a 9-foot ceiling. The en-suite bath includes dual vanities, a soaking tub, separate shower, private water closet, and a walk-in closet.

A mudroom with built-in bench and lockers connects the home to the attached two-car garage (approximately 21' x 23'), providing practical daily entry. The main floor also includes a dedicated laundry area and convenient powder bath for guests

➤ Second Floor Layout

The second floor is designed to accommodate additional family or guest living with privacy and flexibility. The layout overlooks the two-story foyer and includes an open-to-below cathedral ceiling area that enhances the sense of space and architectural character.

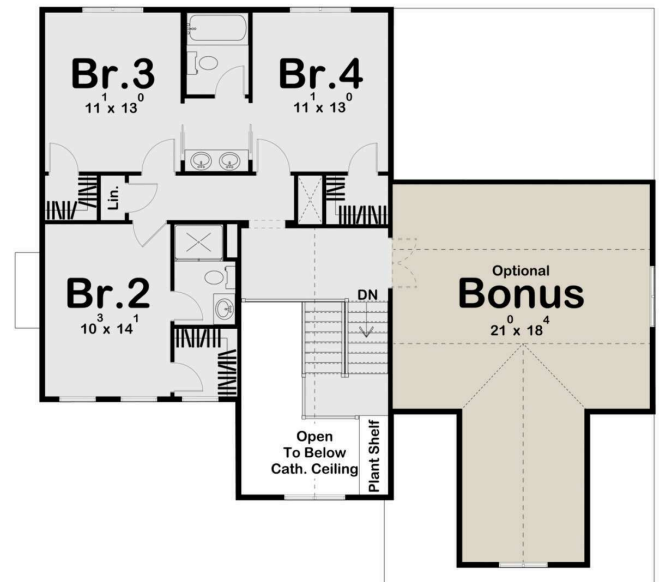
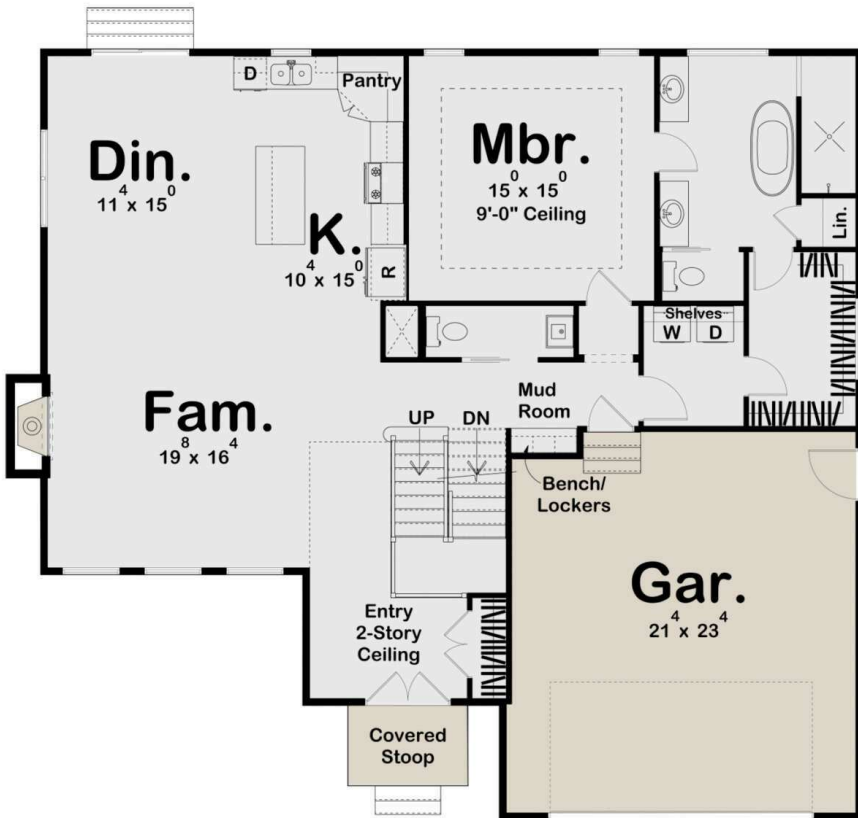
Three secondary bedrooms are located on this level. Bedroom 2 measures approximately 10' x 14', while Bedrooms 3 and 4 each measure approximately 11' x 13'. The bedrooms are served by well-appointed full bathrooms with shared and hall access configurations.

An optional bonus room (approximately 21' x 18') provides substantial flexible living space and may serve as a media room, playroom, home office suite, or additional guest quarters depending on homeowner preference.

This upper-level design offers separation from the main-level primary suite while maintaining architectural openness through the two-story entry and open stair design.



Scope and Specifications





Lot 03 Chappell Loop Rd.

Project Planner

OnRoc Capital CONTACT

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Property Info

Lot 03 Chappell Loop Rd.
Leland, NC

3Bed/3Bath- 2400 Sq Ft
2 Story, Single Family

APV: \$550,000.00

REFERENCES

Bernard Miller
President

910-800-9682

Build@OnRocHomes.com

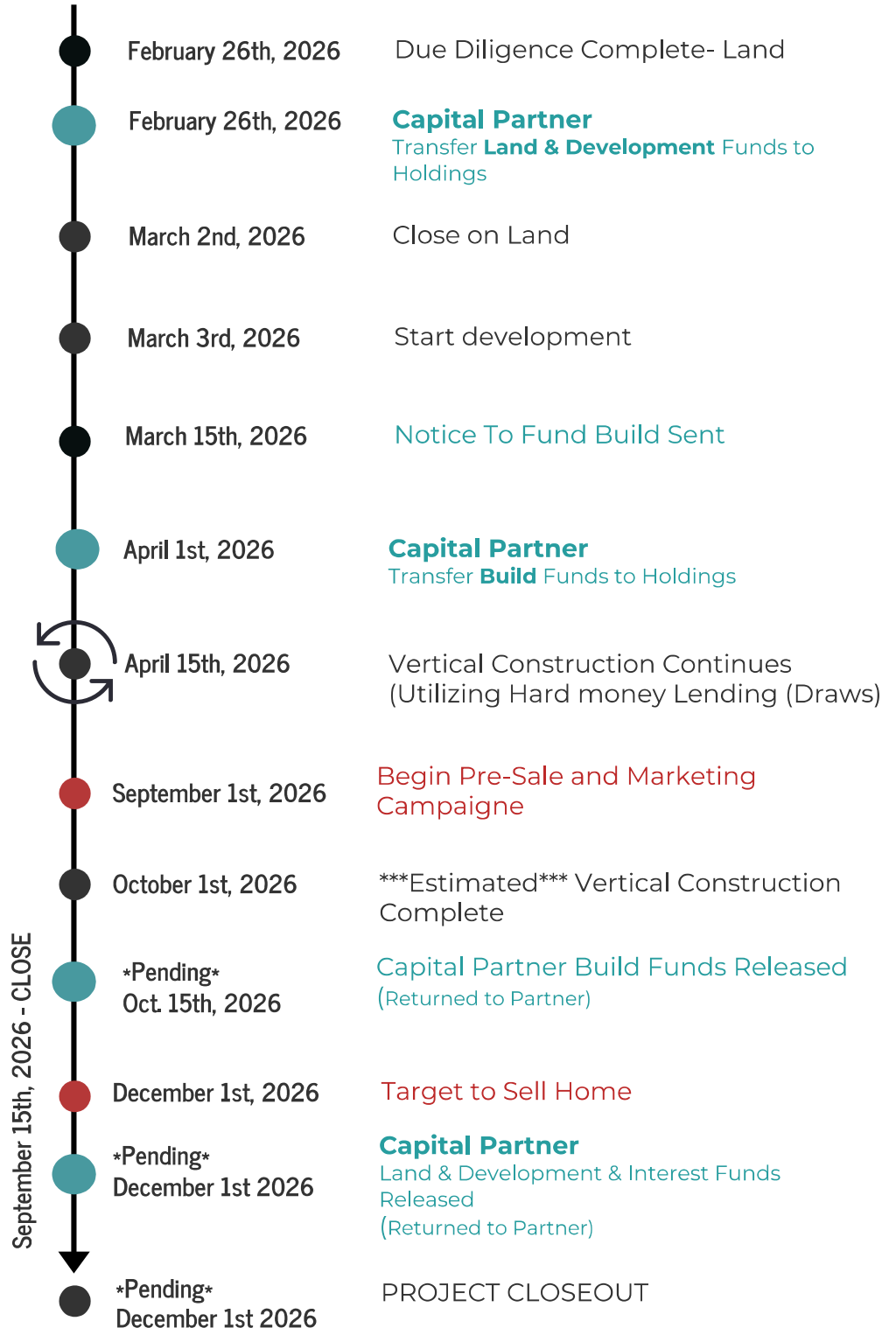
Jeremiah Miller
Vice-President

614-774-1349

JMiller@OnRocHomes.com



Schedule



ALL Dates are estimates and
subject to change.



Project Team and Key Personnel



Bernard Miller
Land & Development
Executive



Jeremiah Miller
Vertical Project
Executive



Jennifer Miller
Sales

The project team shall include Bernard Miller and Jeremiah Miller as principal project leads. Bernard Miller shall oversee land acquisition, development coordination, and overall project administration, and Jeremiah Miller shall oversee vertical construction operations, subcontractor coordination, and field supervision.

Clover Group Inc., as the owner of OnRoc Homes Inc., shall maintain and possess all required contractor licenses, registrations, and qualifications necessary to lawfully perform and supervise the work described herein in accordance with applicable state and local regulations