

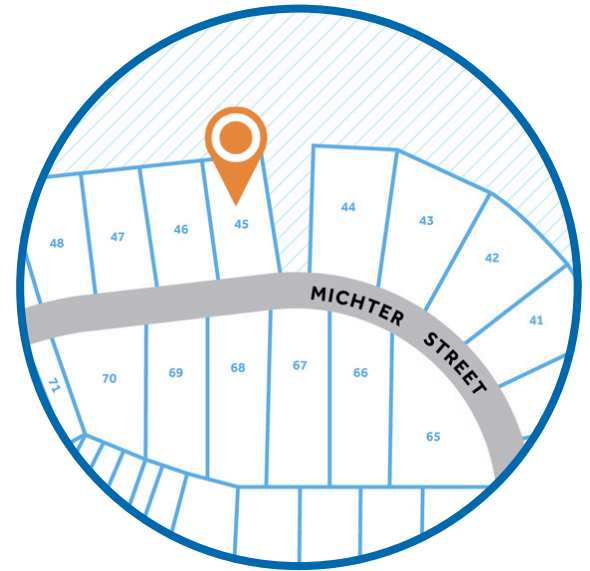
# LONG POINT RESERVE

**HOMESITE 45**  
133 Michter Street  
Vass, NC

## THE GRAHAM HOMEPLAN

ELEVATION F

2,058 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



.257 ACRE

Welcome to Long Point Reserve, a thoughtfully designed community just off US-1 in the peaceful town of Vass. Offering a selection of townhomes and single-family homes starting from the \$300s, this neighborhood blends countryside tranquility with modern convenience. Residents will enjoy a range of amenities, including a swimming pool and pool house, a scenic walking trail through the pines, and a proposed dog park for four-legged companions. Ideally located, Long Point Reserve is only 15 minutes from Southern Pines, 35 minutes from Fort Bragg via NC-690, and under an hour from Raleigh. Here, residents can experience the charm of rural living with easy access to shopping, dining, and recreation. With its welcoming community, natural beauty, and thoughtful design, Long Point Reserve offers the perfect balance of comfort, connection, and Carolina charm.

### NEW HOME SPECIALISTS

910.405.8311

[info@cavinessandcates.com](mailto:info@cavinessandcates.com)



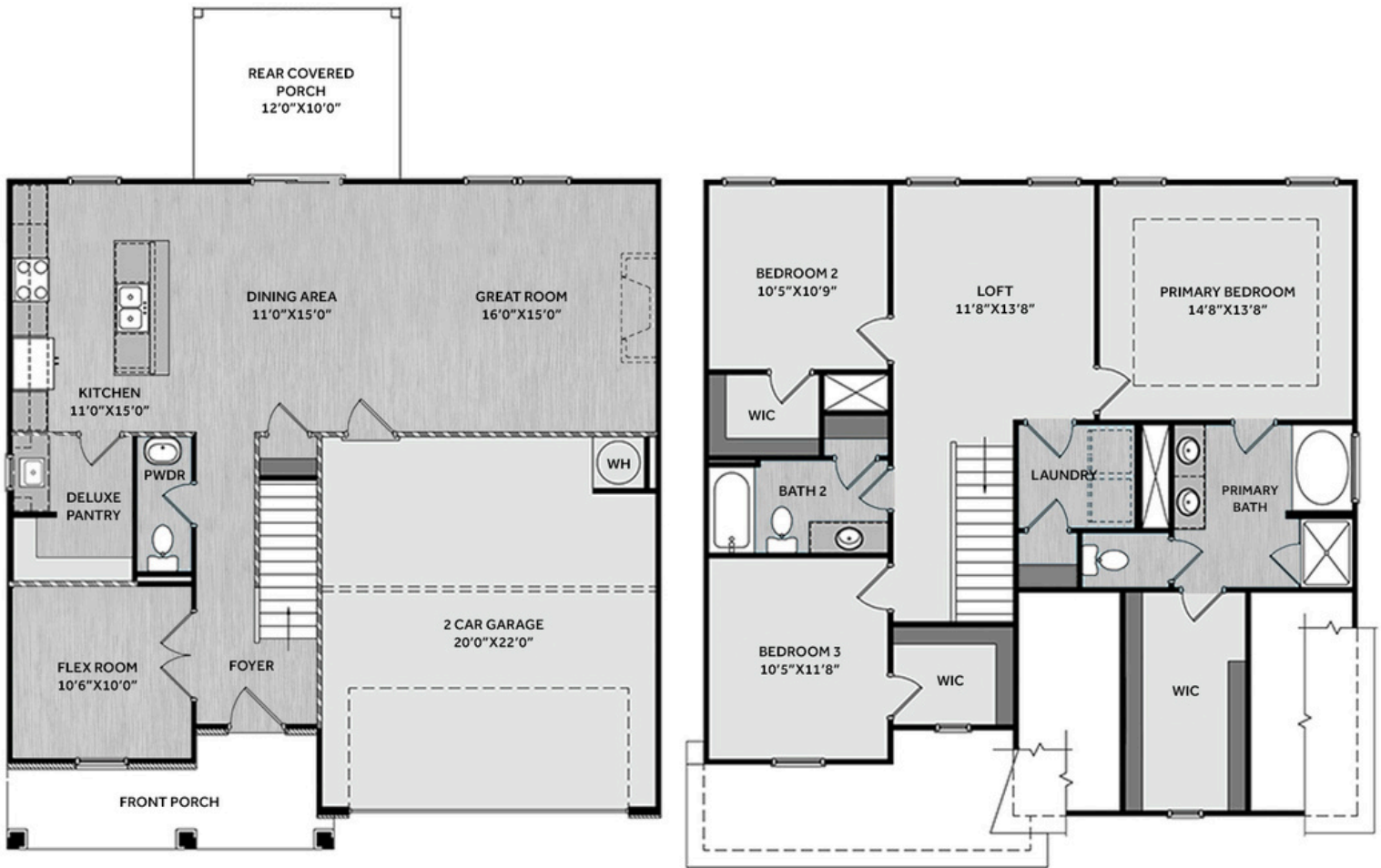
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Virtual Tours & More

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Foyer with two-piece crown molding, craftsman wainscoting, and a versatile flex room with French doors. The great room flows into the kitchen, highlighted by an electric fireplace with black granite surround and mantel. The kitchen offers an eat-in island in "Admiral Blue," white shaker cabinets, "New Willow White" quartz countertops, white subway tile backsplash, a deluxe pantry with prep sink, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. Rear porch access through dining area. Upstairs, a loft provides additional living space, while the nearby laundry room includes a linen closet. The primary suite features a tray ceiling with crown molding, and an en-suite bathroom with a dual quartz sink vanity, garden tub, walk-in shower, private water closet, and large walk-in closet with a window. Two additional bedrooms with walk-in closets share a full hall bathroom with a vanity, tub/shower combo, and linen storage. Exterior features low-maintenance vinyl siding with board-and-batten accents, dimensional roof shingles, a front porch with SW "Pineapple Cream" door, and smart keypad entry. Also included: 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont

Color:  
White



Color:  
Admiral Blue



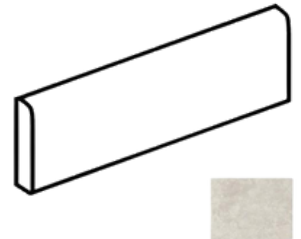
## BATHROOM

Door Style:  
Fairmont

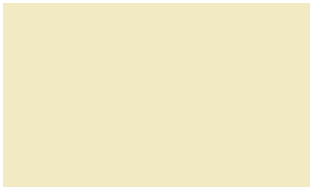
Color:  
White



## FLOORING



## EXTERIOR



## PAINT



## LIGHTING





## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- Fairmont Admiral Blue Accent Kitchen Island
- 1/2 Bullnose New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 1/4" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath Adult Height Cabinets
- Adult Height Cabinets in Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Flex Room, Kitchen / Dining Area, Deluxe Pantry, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Pull Down Attic Stairs
- Tray Ceiling in Primary Suite
- Level 1 Open Rails on 1<sup>st</sup> Floor

## FIREPLACE

- Electric Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

## LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Island
  - Model: 6537001-962
- 2 Bulb Floodlights on Rear Corners

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Pineapple Cream SW1668
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- English Wedgewood Vinyl Body Siding
- English Wedgewood Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters



# THE GRAHAM HOMEPLAN

LOT 45 | ELEVATION F  
2,058 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F	BASE HOUSE PRICE: \$370,200
Optional Rear Covered Porch – 12' x 10'	\$1,750
Optional Deluxe Pantry	\$8,800
Optional Flex Room w/ French Doors	\$5,975
Optional Electric Fireplace	\$1,410
	\$1,650

### DESIGN CENTER OPTIONS \$16,175

Raised/Elongated Toilets (x2- Powder Room, Bath #2)  
6-Panel Front Door & Transom Package  
Kitchen Pendant Lights: Arilda One Light Pendant - 6537001-962 (x2- Over Kitchen Island)  
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)  
Add Smart Keypad Deadbolt Front Door  
Add Level 2 Board & Batten Style Wainscot - Foyer  
Add 2 Piece Crown Molding - Foyer  
Level 1 Rails 1st Floor  
Pull Down Attic Stairs  
Kitchen - Add 42" Wall Cabinets  
Kitchen - Add 2 ¼" Crown to Standard Cabinet Layout  
Primary Bath - Adult Height Vanity  
Hall Bath - Adult Height Vanity (x1- Bath #2)  
Kitchen Island Multicolor Cabinet Option / Paint Island Drywall to Match Cabinet  
Kitchen Level 1 Quartz  
Upgrade all Vanity Bowls to Square Bowls  
Level 1 Fireplace Mantel  
Level 1 Fireplace Surround  
LVP Level 1 - Foyer  
LVP Level 1 - Great Room  
LVP Level 1 - Flex Room  
LVP Level 1 - Kitchen/Dining Area/Deluxe Pantry  
LVP Level 1 - Powder Room  
LVP Level 1 - Primary Bath  
LVP Level 1 - Bath #2  
LVP Level 1 - Laundry  
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic  
Upgrade to Front Door Handleset  
Stainless Steel Electric Range, Microwave and Dishwasher

**TOTAL OPTIONS ADDED** **\$35,760**

**TOTAL SALES PRICE: \$405,960**

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