

LONG POINT RESERVE

HOMESITE 25

302 Elijah Way
Vass, NC

THE GRANVILLE HOMEPLAN

ELEVATION C

2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.317 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

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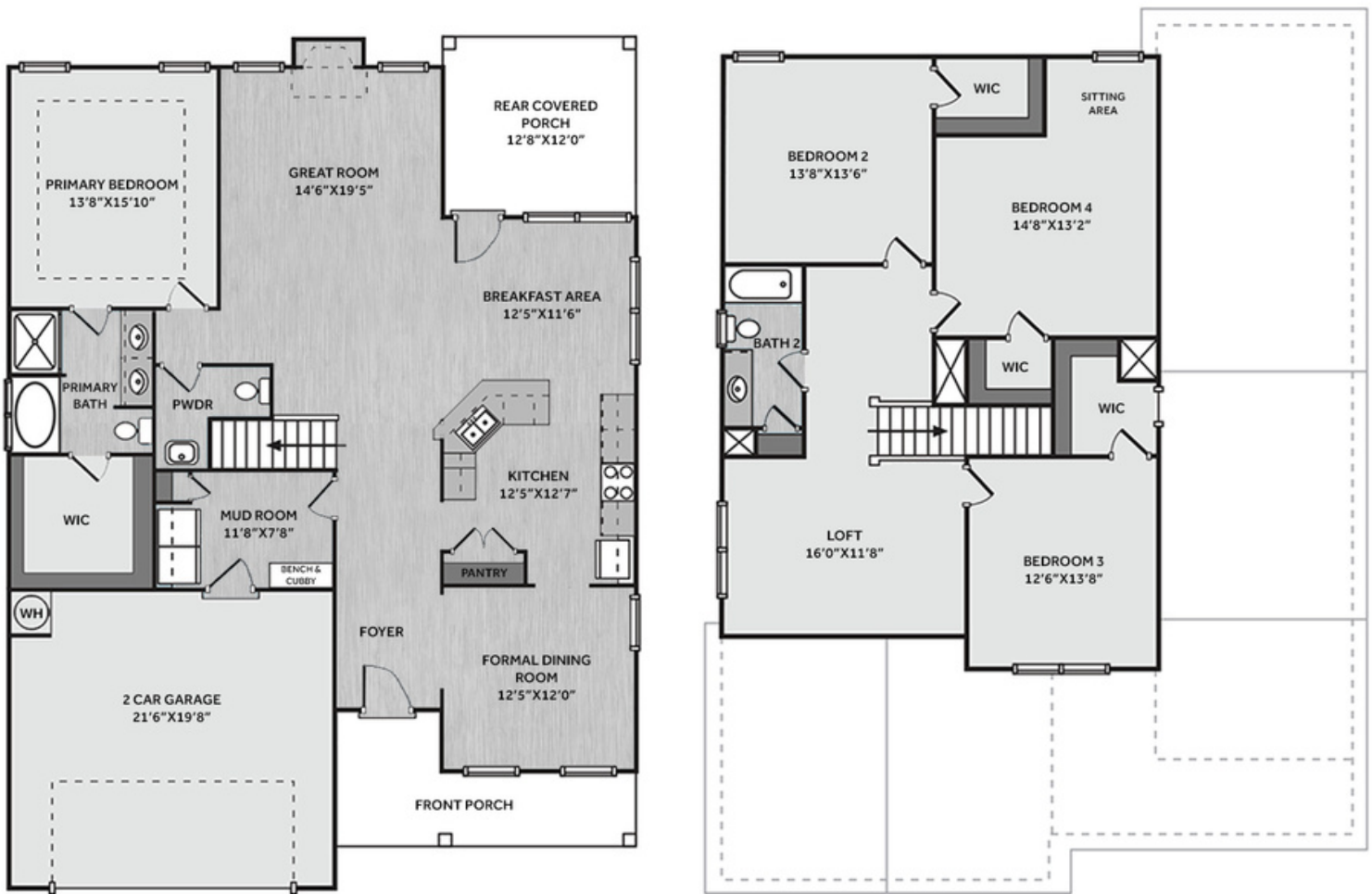
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This home offers a spacious great room with an electric fireplace framed by a mantel and black granite surround. The foyer showcases two-piece crown molding, wainscoting, and opens to a dining room with kitchen access. The kitchen features "Trigato" quartz countertops, white shaker cabinets, white subway tile backsplash, pantry, and stainless-steel appliances—microwave, dishwasher, and smooth top range. The breakfast area opens to the rear covered porch. Also on the main floor is a half bath and a mudroom with a built-in bench and cubbies, leading to the garage. The first-floor primary suite offers a relaxing retreat with a tray ceiling with crown molding and an ensuite bathroom with a dual quartz sink vanity, walk-in shower, garden tub, and access to a spacious walk-in closet. Upstairs, a versatile loft leads to three bedrooms—all with walk-in closets—and a full hall bath with a linen closet. Exterior highlights include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, and a spacious front porch with a SW "Black Magic" door with smart keypad entry. This home includes a 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont

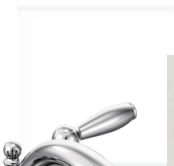
Color:
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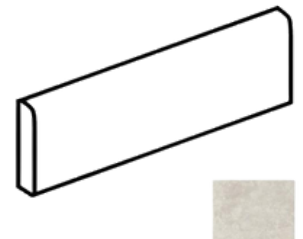
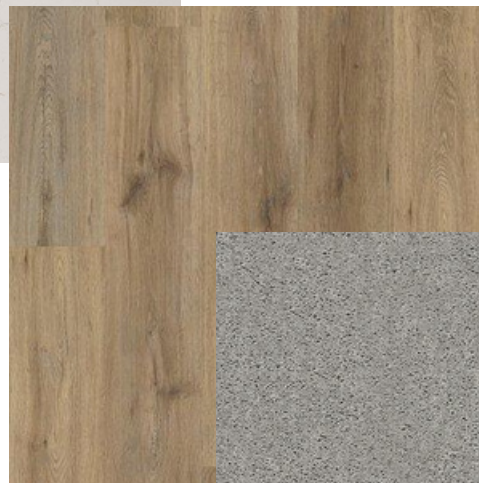
BATHROOM

Door Style:
Fairmont

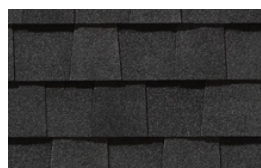
Color:
White



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 BP20576195 Pulls
- 1/2 Bullnose Trigato 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 - Wild Dunes #7089 LVP in Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Bench and Cubby (Drop Zone) 4' Wide - Laundry
- Pull Down Attic Stairs
- Tray Ceiling in Primary Suite
- Level 1 Open Rails on 1st Floor

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Bar
 - Model: P1308BS
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - LedgeStone Stone Accent
- Everest Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Electric Fireplace

BASE HOUSE PRICE: \$478,100

\$1,650

DESIGN CENTER OPTIONS \$18,477

Raised/Elongated Toilets (x2- Powder Room, Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Feiss Tabby One Light Pendant - P1308BS (x2- Over Kitchen Bar)
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
Add Bench and Cubby (Drop Zone) 4' WIDE
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 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 - Formal Dining Room
LVP Level 1 - Kitchen/Breakfast Area
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

\$20,127

TOTAL SALES PRICE: \$498,227

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