

LONG POINT RESERVE

HOMESITE 40
155 Michter Street
Vass, NC

THE GRAHAM HOMEPLAN

ELEVATION C

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



.25 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



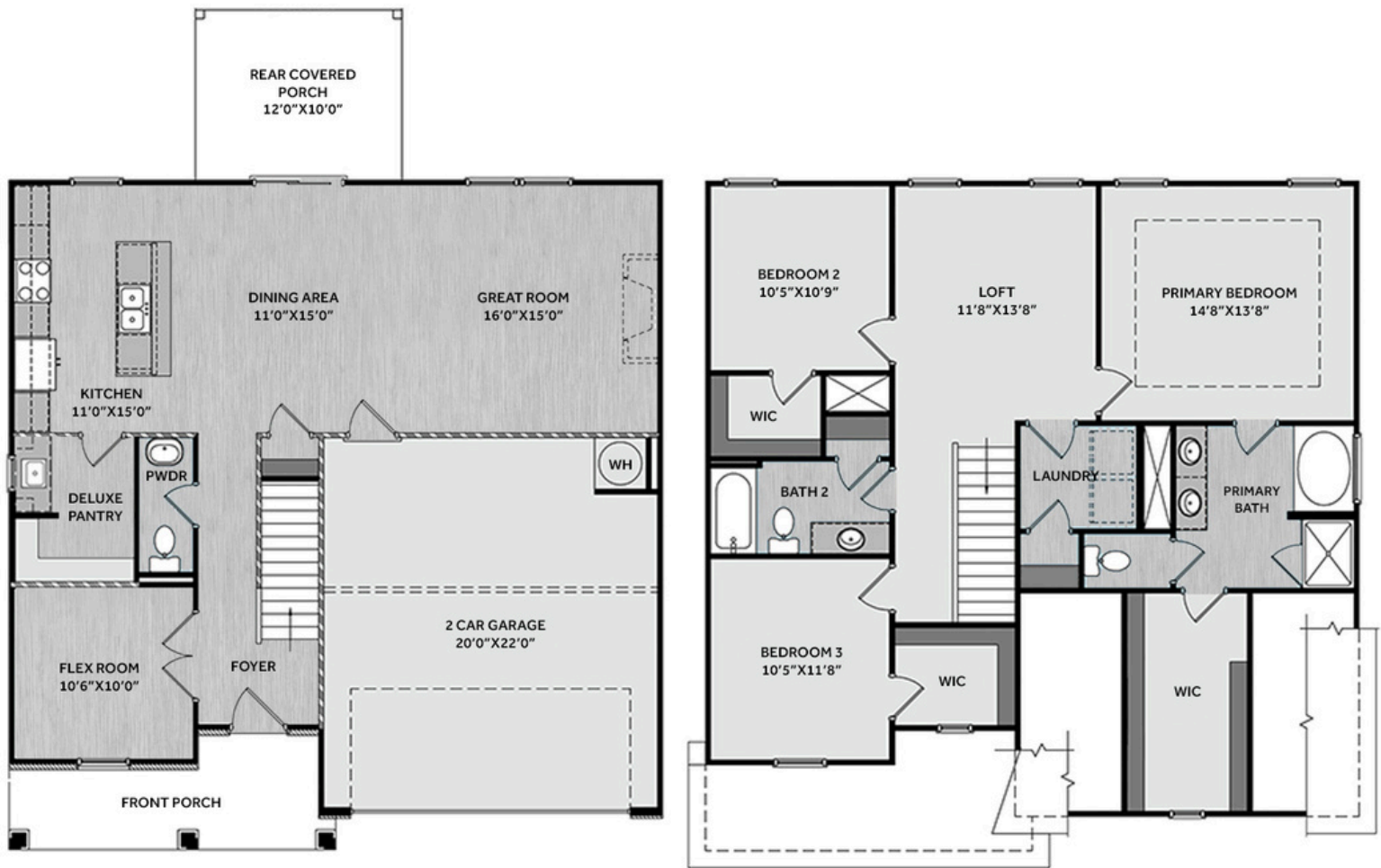
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Foyer with two-piece crown molding, craftsman wainscoting, and a versatile flex room with French doors. The great room flows into the kitchen, highlighted by an electric fireplace with black granite surround and mantel. The kitchen offers an eat-in island, "New Caledonia" granite countertops, white shaker cabinets, 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 shake accents, dimensional roof shingles, a front porch with SW "Iron Ore" 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

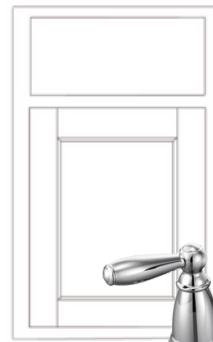


Color:
White

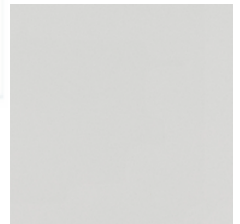


BATHROOM

Door Style:
Fairmont



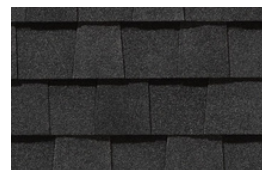
Color:
White



FLOORING



EXTERIOR



LIGHTING

PAINT



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 New Caledonia Granite 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)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP81092180 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, 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 1st Floor

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
 - Model: 5192603-962
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - LedgeStone Stone Accent
- Sage Vinyl Body Siding
- Scottish Thistle Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch – 12' x 10'

Optional Deluxe Pantry

Optional Flex Room w/ French Doors

Optional Electric Fireplace

BASE HOUSE PRICE: \$370,200

\$8,800

\$5,975

\$1,410

\$1,650

DESIGN CENTER OPTIONS \$15,001

Raised/Elongated Toilets (x2- Powder Room, Bath #2)

6-Panel Front Door & Transom Package

Kitchen Pendant Lights: Dianna Three Light Mini Lantern - 5192603 (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 Level 2 Granite

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

\$32,836

TOTAL SALES PRICE: \$403,036

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