

LONG POINT RESERVE

HOMESITE 70
120 Michter Street
Vass, NC

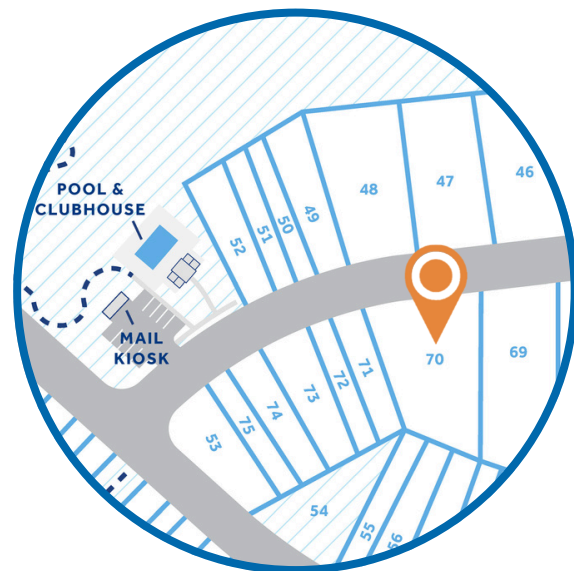
THE CAMBRIDGE HOMEPLAN

ELEVATION C

2,432 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



*Artistic Rendering not lot specific.
For representation purposes only.



.299 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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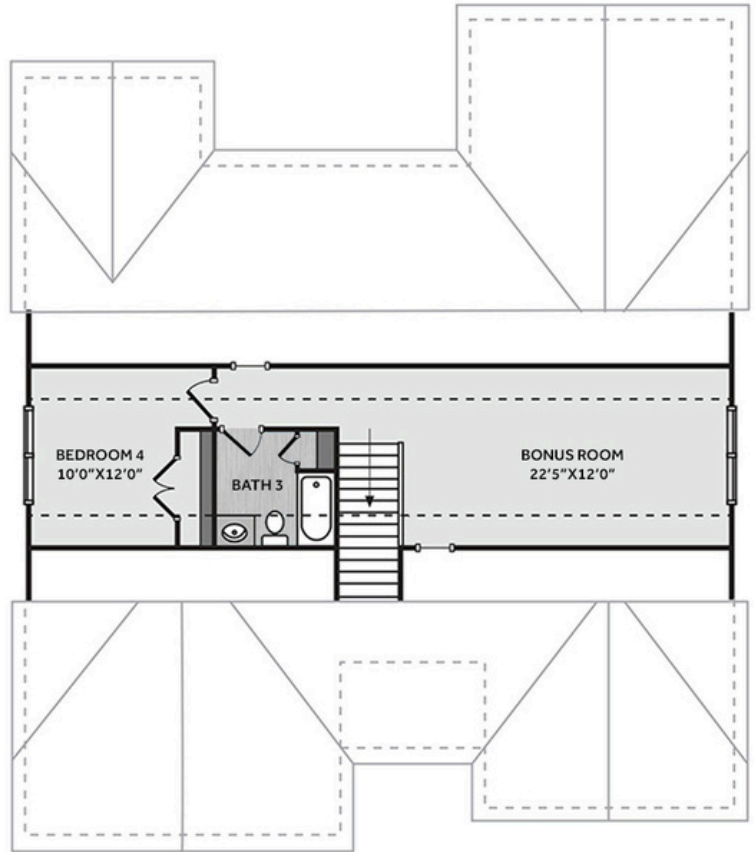
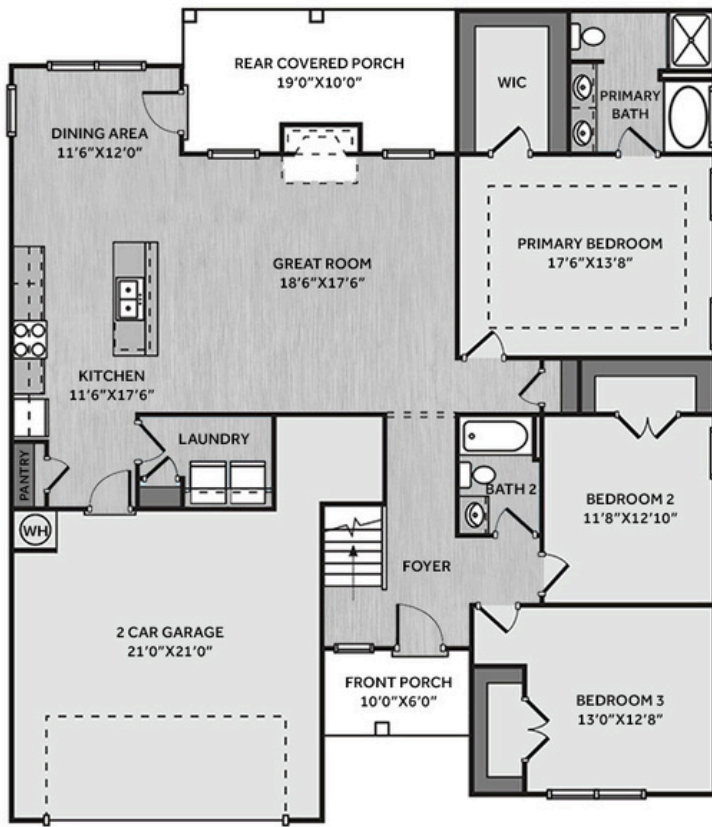
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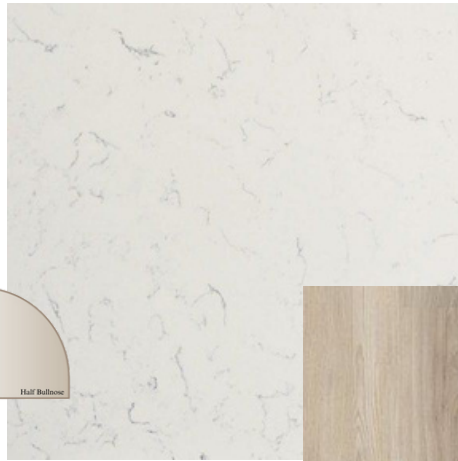
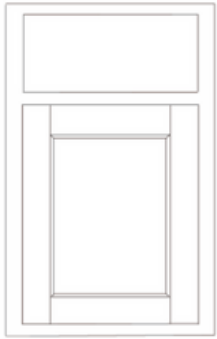
Step into the foyer with two-piece crown molding and wainscoting, opening to a spacious great room featuring an electric fireplace with black granite surround and mantel. The open kitchen features a "Grit" accent island with a sink overlooking the great room, showcases "New Willow White" quartz countertops, white shaker cabinets, gray subway tile backsplash, pantry, stainless steel appliances, flowing into the dining area with rear-covered porch access. The first-floor primary suite boasts a tray ceiling with crown molding and a walk-in closet, while the ensuite bathroom includes a dual quartz sink vanity, a garden tub, and a walk-in shower. Two additional first-floor bedrooms have walk-in closets and share a full hall bathroom with a vanity and tub/shower combination. Conveniently located in the garage entry, the laundry room includes a linen closet. Upstairs, a fourth bedroom, bonus room, and full bathroom with a linen closet, provide extra living space. Exterior highlights include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, dormer, and front door painted in SW "Domino" with smart keypad entry. This Energy Plus certified home also features a 2-car garage, fiber optic internet availability and a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont

Color:
White

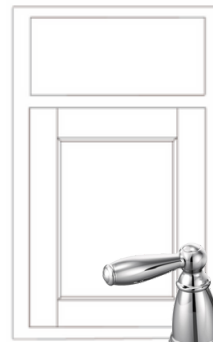
Color:
Grit



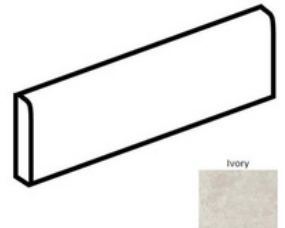
BATHROOM

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 6501195 Pulls
- Fairmont Grit Kitchen Accent Island
- 1/2 Bullnose New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 x114 Desert Gray Glossy w/ #89 Smoke Gray Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 ¼" 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 and Bath #3
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- 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 and Bath #3 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Bath #3, 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
- Tray Ceiling in Primary Suite
- Level 1 Rails on First 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: Domino SW6989
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - LedgeStone Stone Accent
- Silver Gray Vinyl Body Siding
- Natural Slate Shake Accent
- White Exterior Trim
- 4 over 4 White Windows
- Black Board & Batten Shutters
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation C w/ Dormer	BASE HOUSE PRICE: \$415,500
Optional Rear Covered Porch – 19' x 10'	\$3,960
Optional Electric Fireplace	\$13,200
	\$1,650

DESIGN CENTER OPTIONS \$15,614

Raised/Elongated Toilets (x2- Bath #2, Bath #3)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Dianna Three Light Mini Lantern Pendants - 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
Kitchen - Add 42" Wall Cabinets
Kitchen - Add 2 ¼" Crown to Standard Cabinet Layout
Primary Bath - Adult Height Vanity
Hall Bath - Adult Height Vanity (x2- Bath #2, Bath #3)
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 - Kitchen/Dining Area
LVP Level 1 - Hall #1
LVP Level 1 - Hall #2
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Bath #3
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	\$34,424
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TOTAL SALES PRICE: \$449,924
