

# LONG POINT

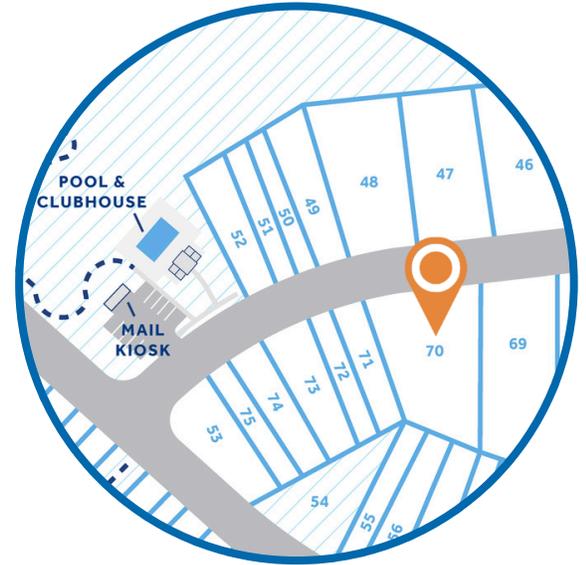
R E S E R V E

**HOMESITE 70**  
120 Michter Street  
Vass, NC

## THE CAMBRIDGE HOMEPLAN

ELEVATION C

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



.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

info@cavinessandcates.com



Photos, Options,  
Virtual Tours & More

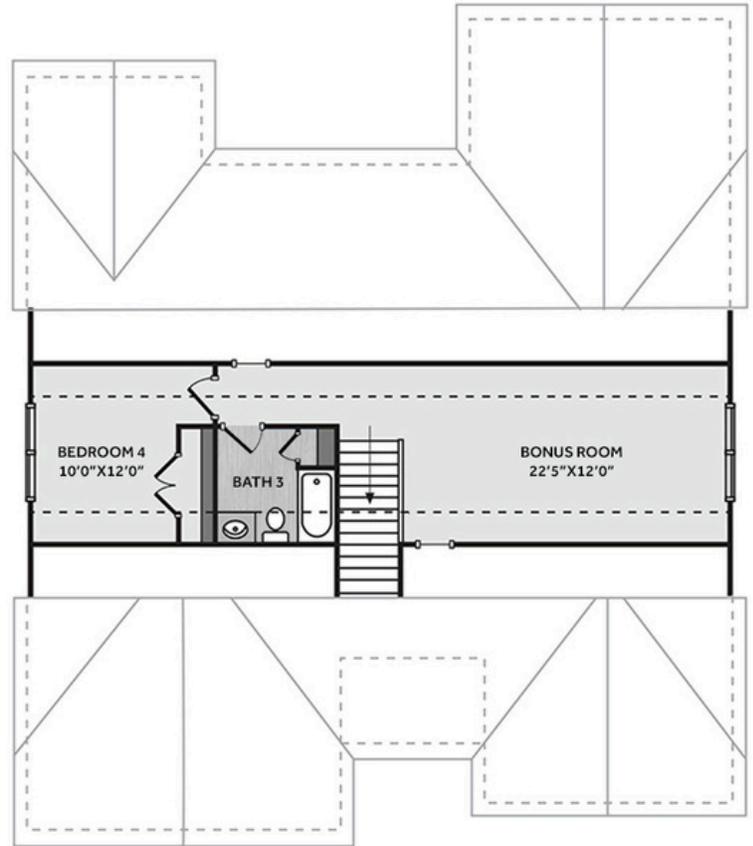
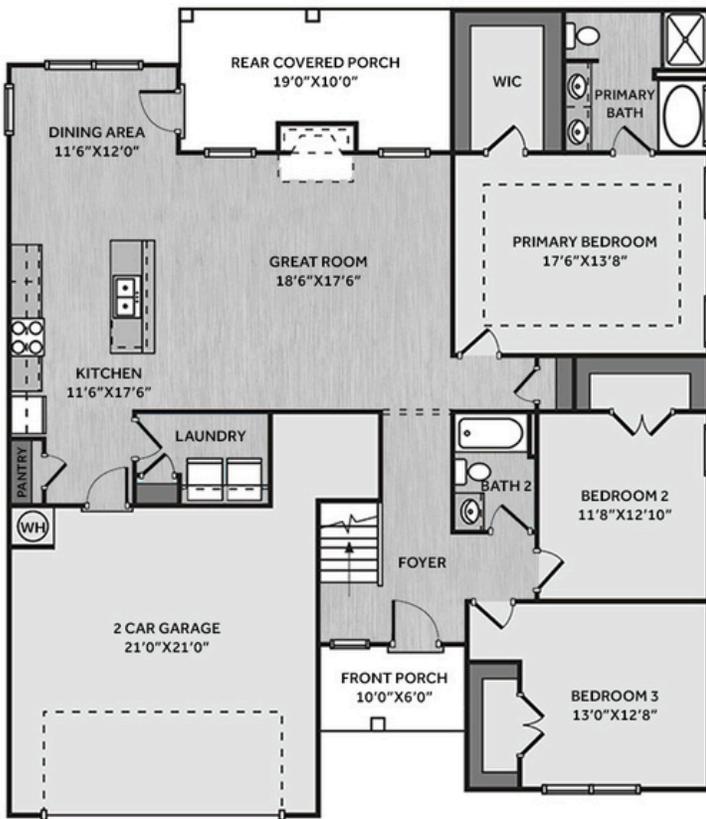
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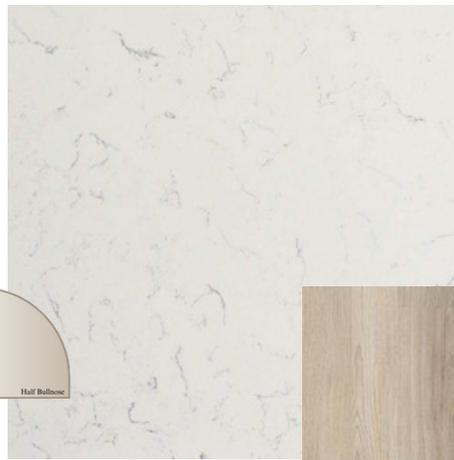
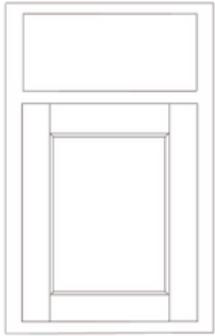
Step into the foyer with two-piece crown molding and wainscoting, opening to a spacious great room featuring an electric fireplace with black granite surround and mantel. The open kitchen features a "Grit" accent island with a sink overlooking the great room, showcases "New Willow White" quartz countertops, 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

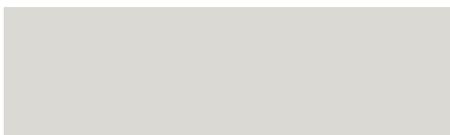
Color:  
Grit



**EXTERIOR**



**PAINT**



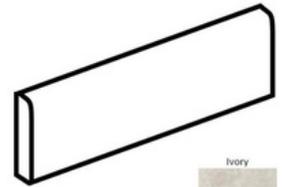
**BATHROOM**

Door Style:  
Fairmont

Color:  
White



**FLOORING**



**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 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

TOTAL SALES PRICE: \$449,924

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