

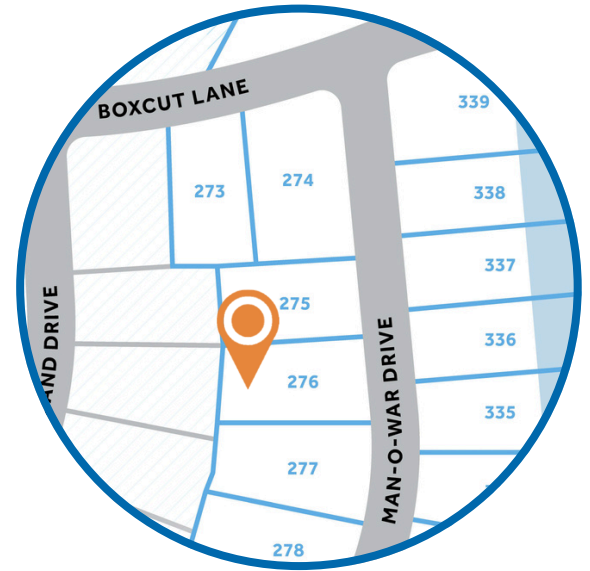
# Cypress Lakes village

**HOMESITE 276**  
1723 Man O War Drive  
Hope Mills, NC

## THE ONSLOW HOMEPLAN

ELEVATION F

1,885 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



.25 ACRE

Discover the charm of Cypress Lakes, a sought-after community nestled in the peaceful countryside of Gray's Creek. Known for its serene setting, family-friendly atmosphere, and close-knit neighborhood feel, Cypress Lakes offers the perfect balance of quiet country living and convenient access to nearby Fayetteville and Fort Bragg. Residents of this established neighborhood enjoy amenities including a pool and playground. Perfectly situated just 20 minutes from downtown Fayetteville and Fort Bragg, Cypress Lakes offers rural tranquility with easy access to shopping, dining, entertainment, and top-rated schools—making it an exceptional place to call home.

### NEW HOME SPECIALISTS

910.405.8311

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



Photos, Options,  
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SALES AND MARKETING BY:



Builder's Marketing Group  
[WWW.CAVINESSANDCATES.COM](http://WWW.CAVINESSANDCATES.COM)



This home welcomes you with a foyer that includes access to a convenient half-bath, and flows seamlessly into a spacious great room that boasts a gas log fireplace with a mantel and black granite surround, and opens to the kitchen and dining area. The kitchen is equipped with countertop bar seating, "New Willow White" quartz countertops, white shaker cabinets, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The dining area opens up to a rear covered porch through sliding doors, creating an ideal space for indoor-outdoor living. The second floor boasts a primary suite with two separate walk-in closets and an ensuite bathroom with a dual quartz sink vanity, and a private shower and toilet area. Two additional bedrooms with walk-in closets share a full hall bathroom with a vanity and tub/shower combo, while a nearby laundry room adds convenience. LVP extends throughout the first floor. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a front door painted in SW "Poinsettia," smart keypad entry, and a 2-car garage. This Energy Plus certified home also features fiber optic internet availability and a 1-2-10 builder warranty.

## KITCHEN

Door Style:  
Fairmont



Color:  
White



## BATHROOM

Door Style:  
Fairmont



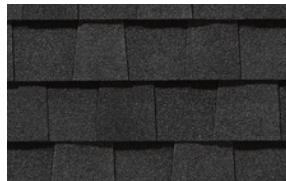
Color:  
White



## FLOORING



## EXTERIOR



## PAINT



## LIGHTING





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## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose New Willow White Quartz Countertops w/ 4" Splash
- Standard Kitchen Layout
- Frigidaire Gas Stainless Steel Appliances (Dishwasher, Gas Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Oval Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Raised/Elongated Toilet in Primary Bath
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, 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
- Kneewall on Stairs

## FIREPLACE

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

## LIGHTING

- Seville Lighting Package Brushed Nickel (Whole House)

## EXTERIOR

- 6-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- Black Gutters





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## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F  
Optional Rear Covered Porch – 12' x 10'  
Optional Gas Fireplace

BASE HOUSE PRICE: \$325,200  
\$1,750  
\$8,800  
\$1,650

### DESIGN CENTER OPTIONS \$7,602

Add Smart Keypad Deadbolt Front Door  
Kitchen Level 1 Quartz  
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 - Powder Room  
LVP Level 1 - Primary Bath  
LVP Level 1 - Bath #2  
LVP Level 1 - Laundry  
Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$19,802

TOTAL SALES PRICE: \$345,002

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