

cypress lakes village

HOMESITE 337
1728 Man O War Drive
Hope Mills, NC

THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.289 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



Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



Builder's Marketing Group
WWW.CAVINESSANDCATES.COM



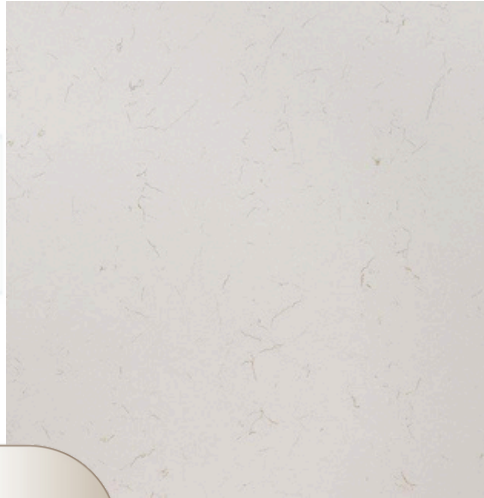
Upon entering the home, you'll find a flex room just off the foyer, with the garage entry located directly across from it. The entryway also leads to a mudroom with stacked washer/dryer hookups, a base cabinet, and access to a half-bath. The kitchen offers ample countertop space with quartz countertops in "Trigato," a sink overlooking the great room, bar seating, white shaker cabinets, pantry, and stainless-steel appliances including a microwave, dishwasher, and gas range. The open great room features a gas log fireplace with a black granite surround and a mantel, with easy access to the rear covered porch. Off the great room, the spacious first-floor primary suite offers a tray ceiling with crown molding and an en-suite bathroom with a dual quartz sink vanity, a walk-in shower, a private water closet, a linen closet, and a spacious walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom. The exterior features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a spacious front porch with a front door painted in SW "Pineapple Cream" and smart keypad entry. Other highlights include a two-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN

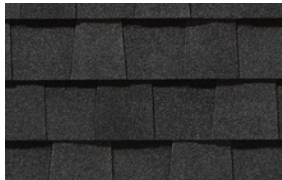
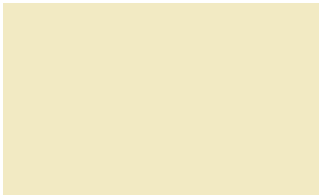
Door Style:
Fairmont



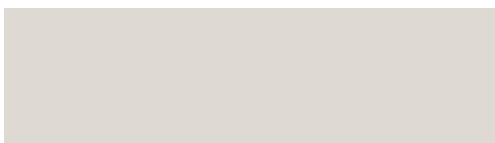
Color:
White



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 BP20576195 Pulls
- 1/2 Bullnose Trigato 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 Toilets 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, Flex Room, Kitchen/ Dining Area, Hall #1, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

APPLIANCES

- Stackable Washer/Dryer in Downstairs Laundry

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 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: Pineapple Cream SW1668
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- English Wedgewood Vinyl Body Siding
- English Wedgewood Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters



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LOT 337 | ELEVATION F
2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F
Optional Rear Covered Porch – 11'8" x 10'0"
Optional Gas Fireplace

BASE HOUSE PRICE: \$366,900
\$1,750
\$8,800
\$1,650

DESIGN CENTER OPTIONS \$10,865

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 - Flex Room
LVP Level 1 - Kitchen/Dining Area
LVP Level 1 - Hall #1
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
Stackable Washer/Dryer

TOTAL OPTIONS ADDED \$23,065

TOTAL SALES PRICE: \$389,965

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