

# Cypress Lakes Village

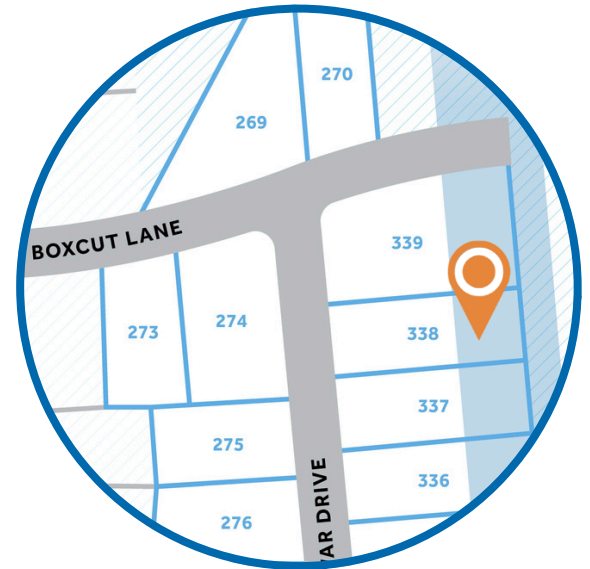
**HOMESITE 338**

1732 Man O War Drive  
Hope Mills, NC

## THE GRAHAM HOMEPLAN

ELEVATION C

2,058 SQFT | 3 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**

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



Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:



Builder's Marketing Group  
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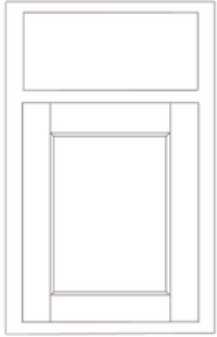


This home features a dining room with a convenient walk-through to the kitchen and a half-bath just off the foyer. The open layout connects the kitchen, dining area, and great room, with rear porch access through the breakfast area and garage access from the great room. The kitchen includes an eat-in island with bar seating overlooking the great room, "New Willow White" quartz countertop, white shaker cabinets with an island painted in "Blue Smoke", a pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. Upstairs, a loft provides additional living space, while the nearby laundry room includes a convenient 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 highlights include low-maintenance vinyl siding with shake accents, dimensional roof shingles, front porch with front door painted in SW "Domino", 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



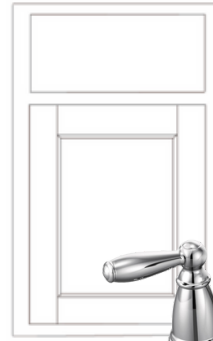
Color:  
Blue Smoke



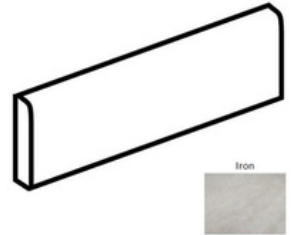
## BATHROOM

Door Style:  
Fairmont

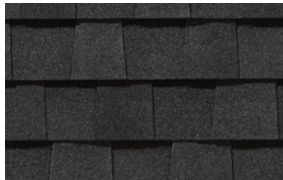
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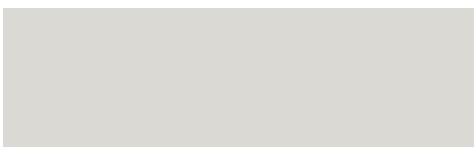
## FLOORING



## EXTERIOR



## PAINT



## 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 Blue Smoke Accent Kitchen Island
- 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 Toilets in Primary Bath
- Small Pedestal Sink in Powder Room
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround and CS23 12x12 w/ #89 Smoke Gray Grout Ceramic Tile Garden Tub Surround
- CS23 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Oyster Oak #591 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast 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: Domino SW6989
- Moire Black Dimensional Shingles
- 8x8 PVC Front Columns
- Silver Gray Vinyl Body Siding
- Natural Slate Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters



# THE GRAHAM HOMEPLAN

LOT 338 | ELEVATION C  
2,058 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation C (no stone)  
Optional Rear Covered Porch – 12' x 10'  
Optional Gas Fireplace

BASE HOUSE PRICE: \$346,500  
Standard  
\$8,800  
\$1,650

### DESIGN CENTER OPTIONS \$8,935

Add Smart Keypad Deadbolt Front Door  
Kitchen Island Multicolor Cabinet Option/Paint Island Drywall to Match Cabinet  
Kitchen Level 1 Quartz  
Level 1 Fireplace Mantel  
Level 1 Fireplace Surround  
LVP Level 1 – Foyer  
LVP Level 1 – Great Room  
LVP Level 1 – Formal Dining Room  
LVP Level 1 – Kitchen/Breakfast 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 \$19,385

TOTAL SALES PRICE: \$365,885

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