

Cypress Lakes Village

HOMESITE 332
1708 Man O War Drive
Hope Mills, NC

THE CARDINAL HOMEPLAN

ELEVATION C

1,784 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



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



.34 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

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Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



Builder's Marketing Group
WWW.CAVINESSANDCATES.COM



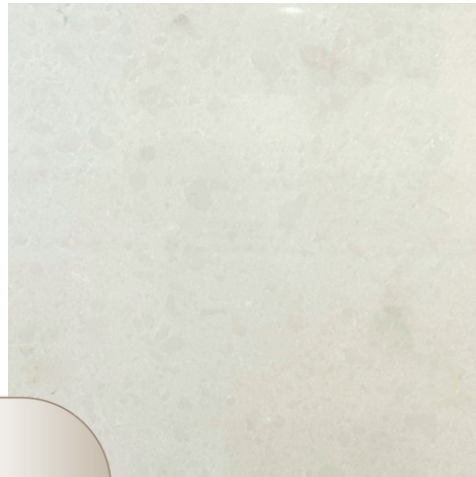
Step into the welcoming foyer with a convenient powder room, then into a spacious great room featuring a gas log fireplace with black granite surround and a mantel, seamlessly flowing into the kitchen and dining area. The kitchen features a center island with a sink, quartz countertops in "Elegance", white shaker cabinets, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The dining area opens to the rear covered porch through sliding glass doors—perfect for indoor-outdoor living. Upstairs, the primary suite offers a private retreat with a tray ceiling and crown molding, while its en-suite bathroom features a dual quartz sink vanity, a private water closet, a linen closet, a walk-in shower, and a spacious walk-in closet. A flexible loft area with a linen closet, two additional bedrooms, a full hall bath, and a centrally located laundry room complete the second floor. This home also includes exterior highlights like low-maintenance vinyl siding, shake accents, dimensional roof shingles, and a front door painted in SW "Sea Serpent" with smart keypad entry. Additional features include a 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



BATHROOM

Door Style:
Fairmont



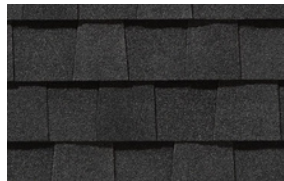
Color:
White



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 BP20576195 Pulls
- 1/2 Bullnose Elegance 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 - Wild Dunes #7089 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

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: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- 8x8 PVC Front Columns
- Victorian Gray Vinyl Body Siding
- Victorian Gray Sake Accent
- White Exterior Trim
- 4 over 1 White Windows
- Black Board & Batten Shutters
- White Gallery Steel Long Panel Garage Door
- White Gutters



THE CARDINAL HOMEPLAN

LOT 332 | ELEVATION C
1,784 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C (no stone)

Optional Rear Covered Porch – 12' x 10'

Optional Gas Fireplace

BASE HOUSE PRICE: \$316,700

Standard

\$8,800

\$1,650

DESIGN CENTER OPTIONS \$7,732

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

\$18,182

TOTAL SALES PRICE: \$334,882

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