

Cypress Lakes Village

HOMESITE 339
1736 Man O War Drive
Hope Mills, NC

THE ABERDEEN HOMEPLAN

ELEVATION F

2,234 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



.44 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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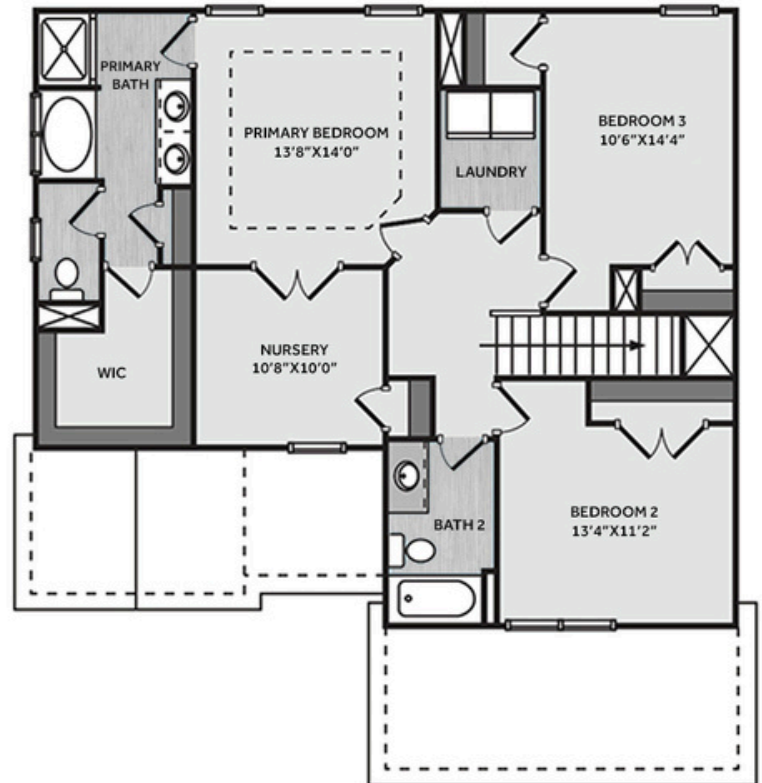


Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



Builder's Marketing Group
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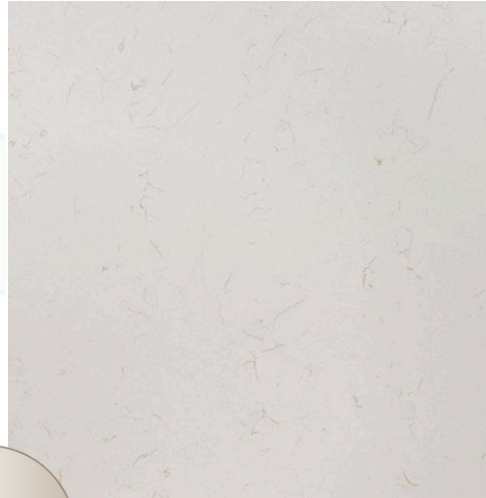
This corner-lot home features a spacious great room with a gas log fireplace, black granite surround, and mantel, all while flowing seamlessly into the eat-in kitchen for a warm, open layout. Off the foyer, a flexible home office with a walk-in closet can serve as a bedroom, while a nearby half bath adds convenience. The kitchen includes an island, "Trigato" quartz countertops, white shaker cabinets, a corner pantry, a dining area with rear porch access, and stainless-steel appliances including a microwave, dishwasher, and gas range. The private primary suite boasts a tray ceiling with crown molding, French door access to an adjoining nursery, and an en-suite bath featuring a dual quartz sink vanity, a garden tub, walk-in shower, private water closet, linen closet, and walk-in closet. Upstairs, two additional bedrooms share hall access to a laundry room and a full bathroom with a vanity and tub/shower combo. LVP flooring runs throughout the first-floor main living areas. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a front door painted in SW "Black Bean" with smart keypad entry. This Energy Plus certified home includes a two-car garage, fiber optic internet availability, and is backed by a 1-2-10-year builder in-house warranty.

KITCHEN

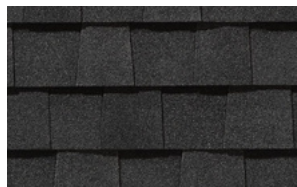
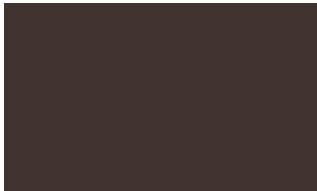
Door Style:
Fairmont



Color:
White



EXTERIOR



PAINT

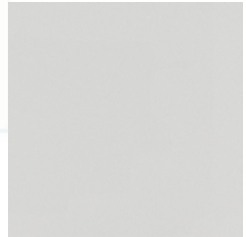
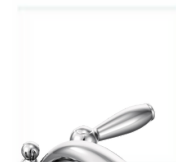


BATHROOM

Door Style:
Fairmont



Color:
White



FLOORING



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 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)
- Simply White Quartz Countertops w/ Oval Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP81092180 Pulls
- Raised/Elongated Toilets in Primary Bath
- Small Pedestal Sink in Powder Room
- CS22 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround and CS22 12x12 w/ #90 Light Pewter Grout Ceramic Tile Garden Tub Surround
- CS22 w/ #90 Light Pewter 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 Ecru Carpeting

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: Black Bean SW6006
- Moire Black Dimensional Shingles
- Quiet Willow Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White 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: \$354,400
\$1,750
\$8,800
\$1,650

DESIGN CENTER OPTIONS \$7,322

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

\$19,522

TOTAL SALES PRICE: \$373,922

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