



DUCKS LANDING

HOMESITE 79

402 Black Duck Lane
Lillington, NC

THE GRAHAM HOMEPLAN

ELEVATION F

2,058 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



\$374,900



.56 ACRE

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

Nestled in the serene countryside of Lillington, North Carolina, just off Darroch Road, Duck's Landing offers the fresh, clean air of a rural location, along with the necessities and conveniences of modern life. Local attractions, like the charming downtown Lillington Square, are just a short drive away, offering unique shops, delicious local eateries, and community events that foster a strong sense of belonging. The Cape Fear River, a local treasure, provides opportunities for kayaking, fishing, and scenic walks, inviting residents to connect with nature.

For those connected to the military, the community's proximity to Fort Bragg is a significant advantage, offering an easy commute for service members and their families. This accessibility balances the peaceful rural lifestyle with the demands of military life.

NEW HOME SPECIALISTS

910.405.8311

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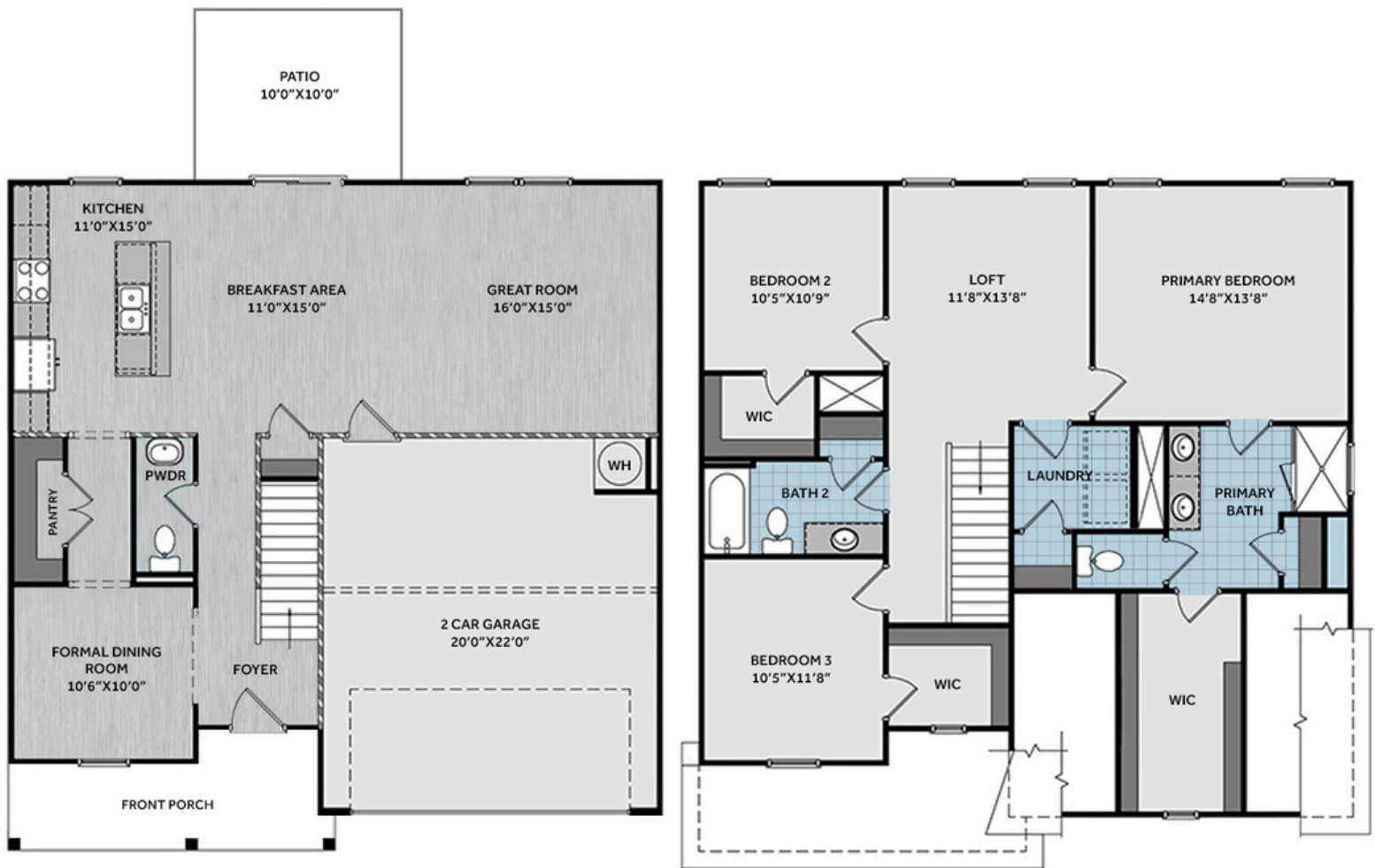
Photos, Options,
Virtual Tours & More



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Set on a 0.56-acre lot, this home features a formal dining room option and half-bath off the foyer. The open layout connects the kitchen, breakfast area, and great room and opens to a grill patio. The kitchen includes an eat-in island, shaker cabinets, granite countertops, pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. Upstairs, a loft adds living space, with a nearby laundry room and linen closet. The primary suite features an en-suite bath with a dual sink vanity, 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 bath with a vanity, tub/shower combo, and linen storage. Exterior highlights include a spacious front porch, low-maintenance vinyl siding, dimensional roof shingles, 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.

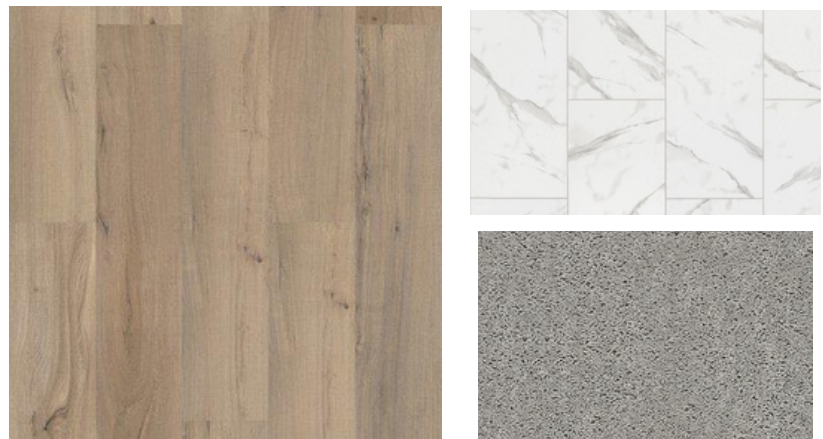
KITCHEN



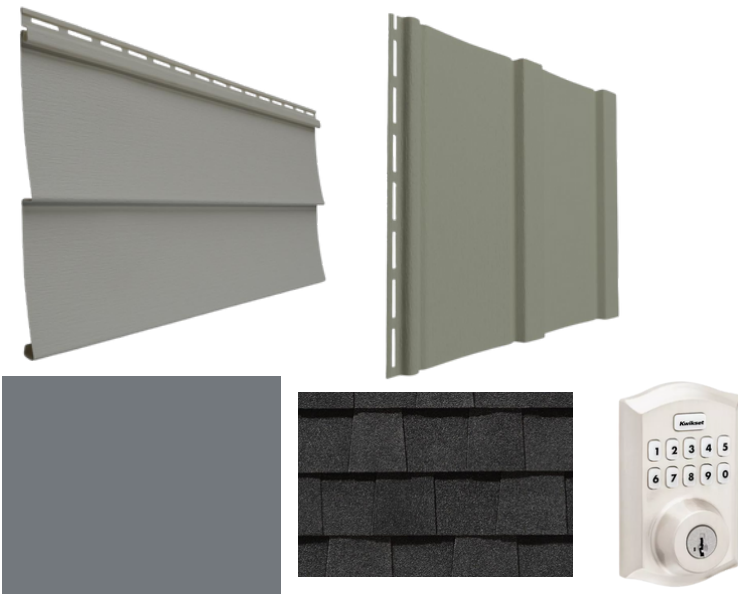
BATHROOM



FLOORING



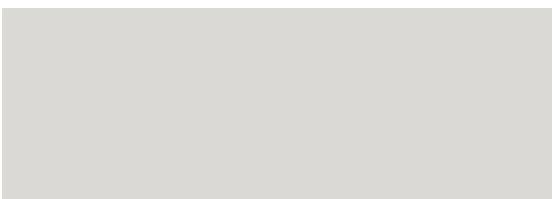
EXTERIOR



LIGHTING



PAINT



APPLIANCES





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KITCHEN

- Moen Method One-Handle Pullout Kitchen Faucet in a Spot Resist™ Stainless Finish
- Standard Stainless Steel 50/50 Double Bowl Sink
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- 1/2 Bullnose Azul Platino Granite Countertops w/ 4" Splash
- Frigidaire Electric Stainless Steel Appliances
 - 30" Electric Range with EvenTemp™ - FCRE3062AS
 - 1.8 Cu. Ft. Over-The-Range Microwave - FMOS1846BS
 - 24" Built-In Tall Tub Dishwasher - FDPC4314AS

BATHROOM

- Moen Chateau Chrome Plumbing Package (Whole House)
- Frost White Quartz Countertops w/ Square Bowls
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- Adult Height Cabinets in Primary Bath & Bath #2
- Raised/Elongated ADA Gerber Maxwell Toilet in Primary Bath & Gerber Maxwell Round Bowl Toilet in Powder Room, Bath #2
- Gerber Maxwell Petit Pedestal Sink in Powder Room

FLOORING

- Shaw Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room
- Shaw Streamline - Carrara White #1182 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Concrete Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Loft, Stairs

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors
- Kneewall on Stairs

LIGHTING

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Great Room & Primary Bedroom include a Brushed Nickel Designer Ceiling Fan w/ Light Kit
 - Linden 52" Traditional Ceiling Fan - 5LD52BSD

EXTERIOR

- 6-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Foggy Day SW6235
- Moire Black Dimensional Shingles
- Deep Granite Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters on Front of Home

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.

