

# EF ELLIOT FARMS

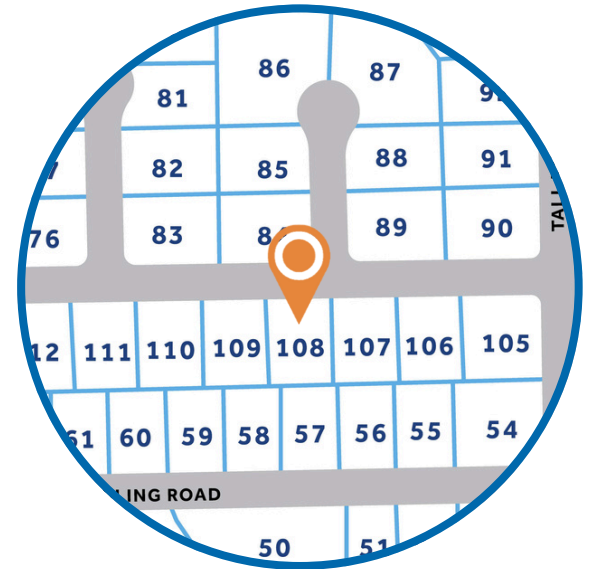
**HOMESITE 108**  
5417 Short Leaf Road  
Fayetteville, NC

## THE DAVIE HOMEPLAN

ELEVATION A

1,584 SQFT | 3 BR | 2 BA | 1 CAR GARAGE

**\$304,900**



.316 ACRE

Elliot Farms is a peaceful community conveniently located near multiple metro areas! Situated on the Northside of Fayetteville, Elliot Farms is less than 15 minutes from Fort Bragg gates. Enjoy nearby local attractions like ZipQuest Waterfall & Treetop Adventures and Peaden's Seafood Restaurant. Downtown Fayetteville is just a 20 minutes drive and offers local shopping, restaurants, and attractions like the Fayetteville Woodpeckers Baseball at Seagra Stadium, the Special Operations Museum, and the Cape Fear Botanical Garden. Drive North and you can visit downtown Lillington, Raven Rock State Park, and Campbell University in around 25 minutes. This community is just over an hour from the city of Raleigh and the RDU International airport.

## NEW HOME SPECIALISTS

910.405.8311

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



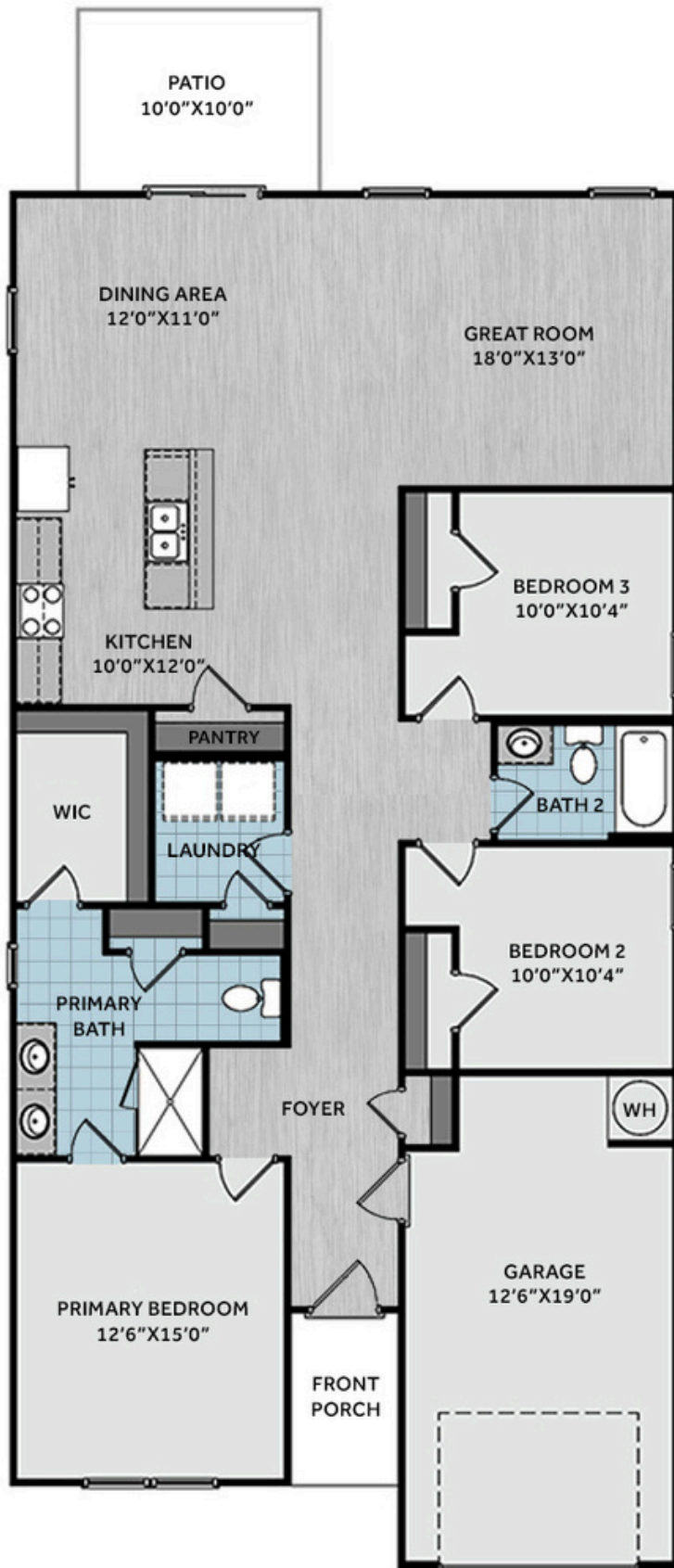
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This thoughtfully designed ranch-style home offers easy one-level living with smart features and flexible spaces for everyday comfort. A welcoming entryway with a coat closet opens into a spacious great room, perfect for gathering and relaxing. The kitchen flows seamlessly into the dining area and features white shaker cabinets, "New Caledonia" granite countertops, a center island with a sink, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and smooth-top range. The dining area offers backyard views and sliding glass doors to the grill patio, creating the perfect space for indoor-outdoor living. The private primary suite provides a peaceful retreat with an en-suite bath featuring a dual quartz sink vanity, walk-in shower, linen closet, and walk-in closet. Two additional bedrooms share a full hall bath with a vanity and tub/shower combo, perfect for guests or family. A separate laundry room with washer/dryer connections and a linen closet adds convenience. Exterior highlights include low-maintenance vinyl siding, shake accents, dimensional roof shingles, a front door painted in SW "Pewter Green", and smart keypad entry. Additional features include a one-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN



## BATHROOM



## FLOORING



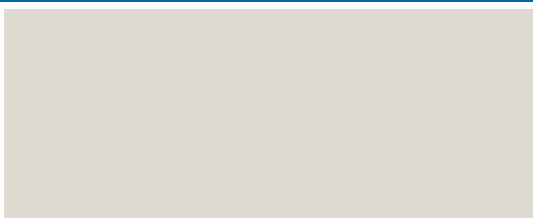
## EXTERIOR



## LIGHTING



## PAINT



## APPLIANCES





## 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 New Caledonia 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)
- Arctic 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 Bath #2

## FLOORING

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area
- Shaw Origins - Prime #5146 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors

## 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: Pewter Green SW6208
- Moire Black Dimensional Shingles
- Sage Vinyl Body Siding
- Alpine Forest Shake Accent
- White Exterior Trim
- Black Raised Panel Shutters
- 6 over 6 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters on Front of Home