

# LONG POINT RESERVE

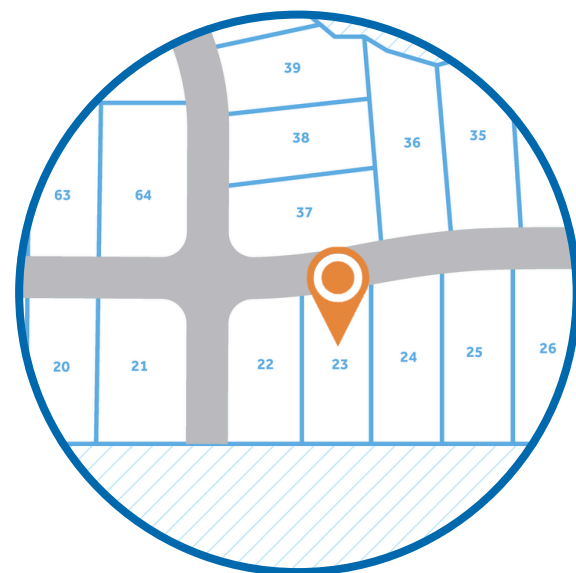
## HOMESITE 23

294 Elijah Way  
Vass, NC

### THE CLAYTON HOMEPLAN

ELEVATION F

2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



.277 ACRE

Welcome to Long Point Reserve, a thoughtfully designed community just off US-1 in the peaceful town of Vass. Offering a selection of townhomes and single-family homes starting from the \$300s, this neighborhood blends countryside tranquility with modern convenience. Residents will enjoy a range of amenities, including a swimming pool and pool house, a scenic walking trail through the pines, and a proposed dog park for four-legged companions. Ideally located, Long Point Reserve is only 15 minutes from Southern Pines, 35 minutes from Fort Bragg via NC-690, and under an hour from Raleigh. Here, residents can experience the charm of rural living with easy access to shopping, dining, and recreation. With its welcoming community, natural beauty, and thoughtful design, Long Point Reserve offers the perfect balance of comfort, connection, and Carolina charm.

### NEW HOME SPECIALISTS

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The open-concept great room includes an electric fireplace with black granite surround and flows into the kitchen and breakfast area with access to the rear covered porch. The foyer features two-piece crown molding and wainscoting, with a dining room on one side and a mudroom with a coat closet, built-in bench with cubbies, half-bath, and garage access on the other. The kitchen overlooks the great room and boasts an island, "Luna Pearl" granite countertops, white shaker cabinets, gray subway tile backsplash, pantry, and stainless-steel appliances, including a microwave, dishwasher, and smooth-top range. First-floor primary suite boasts a tray ceiling with crown molding, an ensuite bath with a white dual sink vanity, "Niagara" quartz countertop, walk-in shower, garden tub, private water closet, and large walk-in closet. Upstairs features a loft with a linen closet, home office, laundry room, three additional bedrooms, and two full bathrooms. Exterior details include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a covered front porch, and a front door painted SW "Poinsettia" with smart keypad entry. This home features a 2-car garage, fiber optic internet availability, a 1-2-10 builder in-house warranty, and Energy Plus certification.

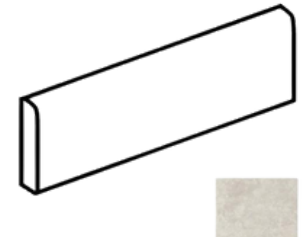
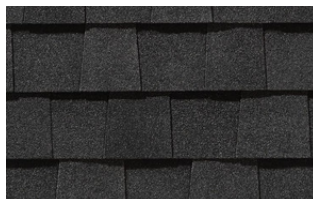
## KITCHEN

Door Style:  
Fairmont

Color:  
White



## EXTERIOR



## PAINT



## BATHROOM

Door Style:  
Fairmont

Color:  
White



## FLOORING



## 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
- 1/2 Bullnose Luna Pearl Granite Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 x114 Desert Gray Glossy w/ #89 Smoke Gray Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, and 2 1/4" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath Adult Height Cabinets
- Adult Height Cabinets in Bath #2 and Bath #3
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, and Bath #3
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 and Bath #3 Shower Surround

## FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, and Laundry
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Level 1 Open Rails on 1st Floor
- Pull Down Attic Stairs
- Add Bench and Cubby (Drop Zone) 6' Wide- Mud Room
- Tray Ceiling in Primary Suite

## FIREPLACE

- Electric Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

## LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-962
- 2 Bulb Floodlights on Rear Corners

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- Black Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F	BASE HOUSE PRICE: \$444,996
Optional Rear Covered Porch – 12' x 10'	\$1,750
Optional Electric Fireplace	\$8,800
	\$1,650

### DESIGN CENTER OPTIONS \$16,404

Raised/Elongated Toilets (x3- Powder Room, Bath #2, Bath #3)  
6-Panel Front Door & Transom Package  
Kitchen Pendant Lights: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)  
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)  
Add Smart Keypad Deadbolt Front Door  
Add Level 2 Board & Batten Style Wainscot - Foyer  
Add 2 Piece Crown Molding - Foyer  
Level 1 Rails 1st Floor  
Pull Down Attic Stairs  
Add Bench and Cubby (Drop Zone) 6' Wide  
Kitchen - Add 42" Wall Cabinets  
Kitchen - Add 2 ¼" Crown to Standard Cabinet Layout  
Primary Bath - Adult Height Vanity  
Hall Bath - Adult Height Vanity (x2- Bath #2, Bath #3)  
Upgrade all Vanity Bowls to Square Bowls  
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 - Hall #1  
LVP Level 1 - Primary Bath  
LVP Level 1 - Bath #2  
LVP Level 1 - Bath #3  
LVP Level 1 - Laundry  
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic  
Upgrade to Front Door Handleset  
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$28,604

TOTAL SALES PRICE: \$473,600

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