

EF ELLIOT FARMS

HOMESITE 105
5405 Short Leaf Road
Fayetteville, NC

THE HINTON HOMEPLAN

ELEVATION F

1,790 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

\$319,900



.386 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 Segra 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



Photos, Options,
Virtual Tours & More



WWW.CATESBUILDING.COM

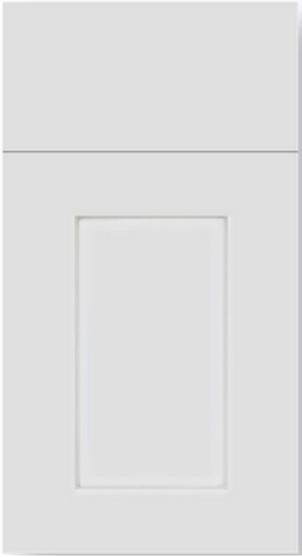


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Situated on a corner lot, this open concept home welcomes you with a charming covered front porch and a bright, open great room. The kitchen features white shaker cabinets, "Azul Platino" granite countertops, a large island with a sink, stainless steel appliances including a microwave, dishwasher, and smooth top range, and a walk-in pantry, all flowing into a bright dining area with backyard views. From the dining area, step out onto the grill patio—perfect for outdoor dining or relaxing. A coat closet and convenient half-bath are located near the garage entry, completing the main floor. Upstairs features all bedrooms, a versatile loft for media or play, and a convenient laundry room. The private primary suite features an en-suite bath with dual quartz sink vanity, walk-in shower, linen closet, and access to the spacious walk-in closet. Two additional bedrooms share a full hall bath with a vanity and tub/shower combo. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a front door painted in SW "Cyberspace," smart keypad entry, and a 1-car garage. This Energy Plus certified home also offers fiber optic internet availability and a 1-2-10 builder in-house warranty for peace of mind.

KITCHEN

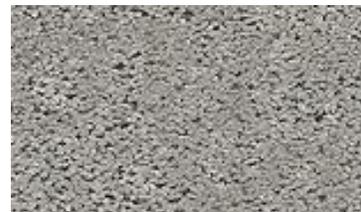


BATHROOM



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 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, Kitchen / Dining 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

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: Cyberspace SW7076
- Moire Black Dimensional Shingles
- 8" PVC Square Front Columns
- Silver Gray Vinyl Body Siding
- Brunswick Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters on Front of Home