



## HOMESITE 234

125 Cardovia Way  
Wendell, NC

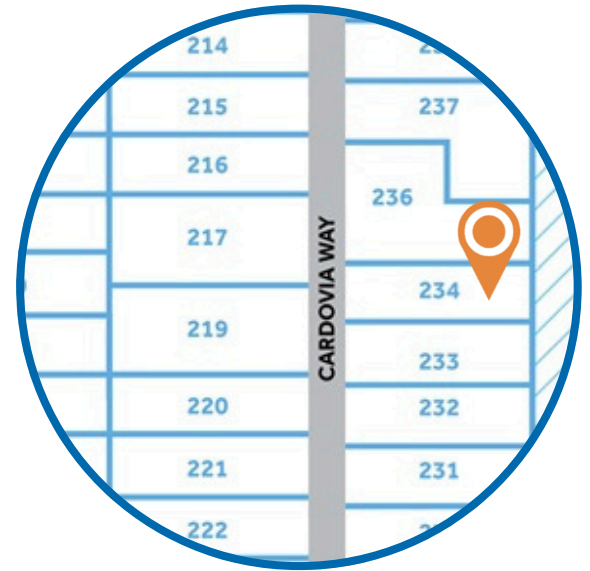
### THE CAMBRIDGE HOMEPLAN

ELEVATION D

2,432 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



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



.46± ACRE

Classic and understated style, coupled with an ideal location and approachable affordability lead you home to Maggie Way! Cool off by the pool or cast a line into the five-acre lake. Your community offers a spacious "Tot Lot" where kids of all ages will have room to roam and scale the brand-new playground.

Located in the peaceful rural community of Archer Lodge, Maggie Way might feel like a serene country escape, but it's only a few short minutes from the big city opportunities of Raleigh. For those who want the best of both worlds, who want big city life without being overwhelmed by it, who still love the scent of clean air and the sight of unsullied blue skies, and who want to work, play, and live their best lives in their own backyard, this is the place to be!

### NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com

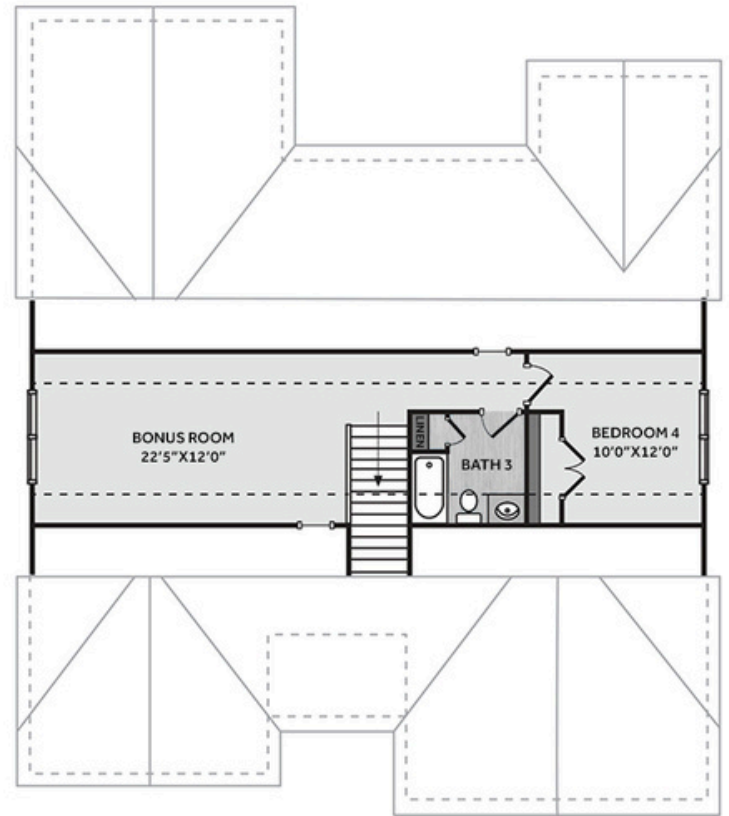
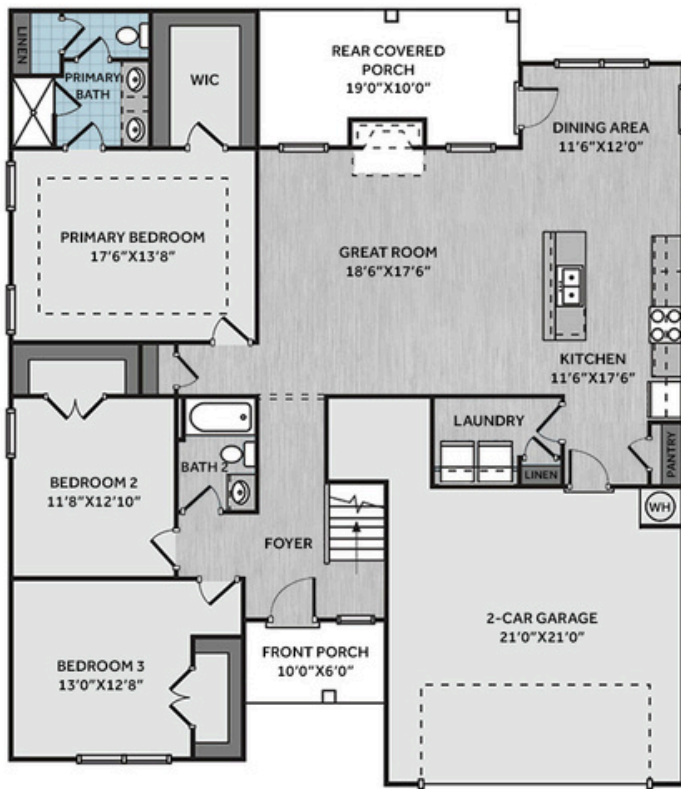


Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:



\*Subject to change without notice. See pg. 5 for full disclaimer.



Step into the foyer that opens to a spacious great room featuring a gas log fireplace accented by a mantel and black granite surround. The open kitchen features an island with a sink overlooking the great room, "Arctic White" quartz countertops, white shaker cabinets with an accent island in "Admiral Blue", herringbone stone backsplash, pantry, stainless steel appliances, flowing into the dining area with rear-covered porch access. The first-floor primary suite boasts a tray ceiling with crown molding and a walk-in closet, while the en-suite bathroom includes a dual quartz sink vanity with a center drawer stack, a walk-in tile shower, and a linen closet. Two additional first-floor bedrooms have walk-in closets and share a full hall bathroom with a vanity and tub/shower combination. Conveniently located in the garage entry, the laundry room includes a linen closet. Upstairs, a fourth bedroom, bonus room, and full bathroom with a linen closet, provide extra living space. Exterior highlights include low-maintenance vinyl siding with board and batten and shake accents, dimensional roof shingles, dormer, and front door painted in SW "Grays Harbor" with smart keypad entry. This Energy Plus certified home also features a 2-car garage and a 1-2-10 builder in-house warranty.

## KITCHEN



## BATHROOM



## FLOORING



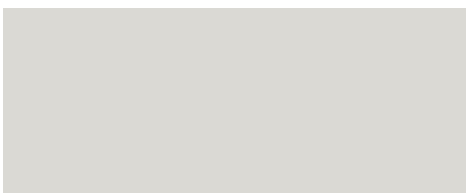
## EXTERIOR



## LIGHTING



## PAINT





## KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Fairmont Admiral Blue Flat Panel Accent Island
- ½ Bullnose Edge Arctic White Quartz Countertops
- Natural Stone Herringbone Mosaic Tile - Minute Mosaix / M701 - Herringbone Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

## BATHROOM

- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Bath #2, and Bath #3
- Deluxe Tile Pattern - Option #1 Primary Tile Shower 36" x 60" - Wall: AV19 12x24 Staggered w/ #78 Sterling Silver Grout / Floor: LP21 2x2 w/ #78 Sterling Silver Grout
- CS23 w/ #89 Smoke Gray Grout on Bath #2 and Bath #3 Shower Surround

## FLOORING

- House - Hearthstone Gray #5234 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Bath #2, Bath #3, Laundry
- AV19 12x24 Staggered w/ #78 Sterling Silver Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Level 1 Open Rails 1st Floor
- Tray Ceiling in Primary Suite

## LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-112
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

## FIREPLACE

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

## EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door, 1 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Matte Black Handleset
- Front Door Painted: Grays Harbor SW6236
- Moire Black Dimensional Shingles
- Tapered Columns with Stone Base
- Norris Gray Stack Stone Facade
- White Vinyl Body Siding
- White Shake Accent
- White Board & Batten Accent
- White Exterior Trim
- Storm Cloud Board & Batten Shutters
- 4 over 1 White Windows
- Bridgeport Steel Extended Panel Garage Door w/ Glass Inserts and Decorative Hardware
- Black Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation D w/ Dormer	\$5,500
Optional Rear Covered Porch 19' x 10'	\$13,200
Optional Gas Fireplace on Interior Wall	\$2,310

### DESIGN CENTER OPTIONS \$35,619

Align Kitchen Faucet w/ Pull-Down Spray  
 Gibson 4" Spread Matte Black Plumbing Package (Whole House)  
 Raised/Elongated Toilet - Secondary Bath (x2- Bath #2, Bath #3)  
 6-Panel Front Door, 1 ½ Light Sidelights & Transom Package  
 Kitchen Pendant Lights: Dianna Three Light Mini Lantern - 5192603-112 (x2- Over Kitchen Island)  
 Add Recess Light Assembly to Non Standard Location (x4- Kitchen)  
 Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)  
 Add Smart Keypad Deadbolt Front Door  
 Add Spear Style Decorative Hardware to Garage Door  
 Add Decorative Glass & Inserts to 16x7 Door  
 Level 1 Rails 1st Floor  
 Add 42" Wall Cabinets - Kitchen  
 Add Refrigerator End Panels to Standard Cabinet Layout  
 Add 2 ¼" Crown to Standard Cabinet Layout  
 Kitchen Island Multicolor Cabinet Option / Paint Island Drywall to Match Cabinet  
 Primary Bath - Adult Height Vanity  
 Add 12" Stack of Drawers to Primary Vanity  
 Kitchen Level 1 Quartz  
 Upgrade all Bath Vanity Bowls to Square Bowls  
 Level 1 Fireplace Mantel  
 Level 1 Fireplace Surround  
 Sherwin Williams Duration Flat Paint Whole House Package  
 LVP Lvl 2 - Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Bath #2, Bath #3, Laundry  
 Ceramic Tile Level 3 - Primary Bath Opt. Layout  
 Kitchen Backsplash: Natural Stone Herringbone Mosaic Tile - Minute Mosaic  
 Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"  
 Fullton Lighting Package Midnight Black (Whole House)  
 Upgrade to Front Door Handleset  
 Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$56,629

TOTAL SALES PRICE:\$509,900