



HOMESITE 217

110 Cardovia Way
Wendell, NC

THE CARVER HOMEPLAN

ELEVATION C

2,152 SQFT | 4 BR | 2 BA | 3 CAR GARAGE



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



.72± 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

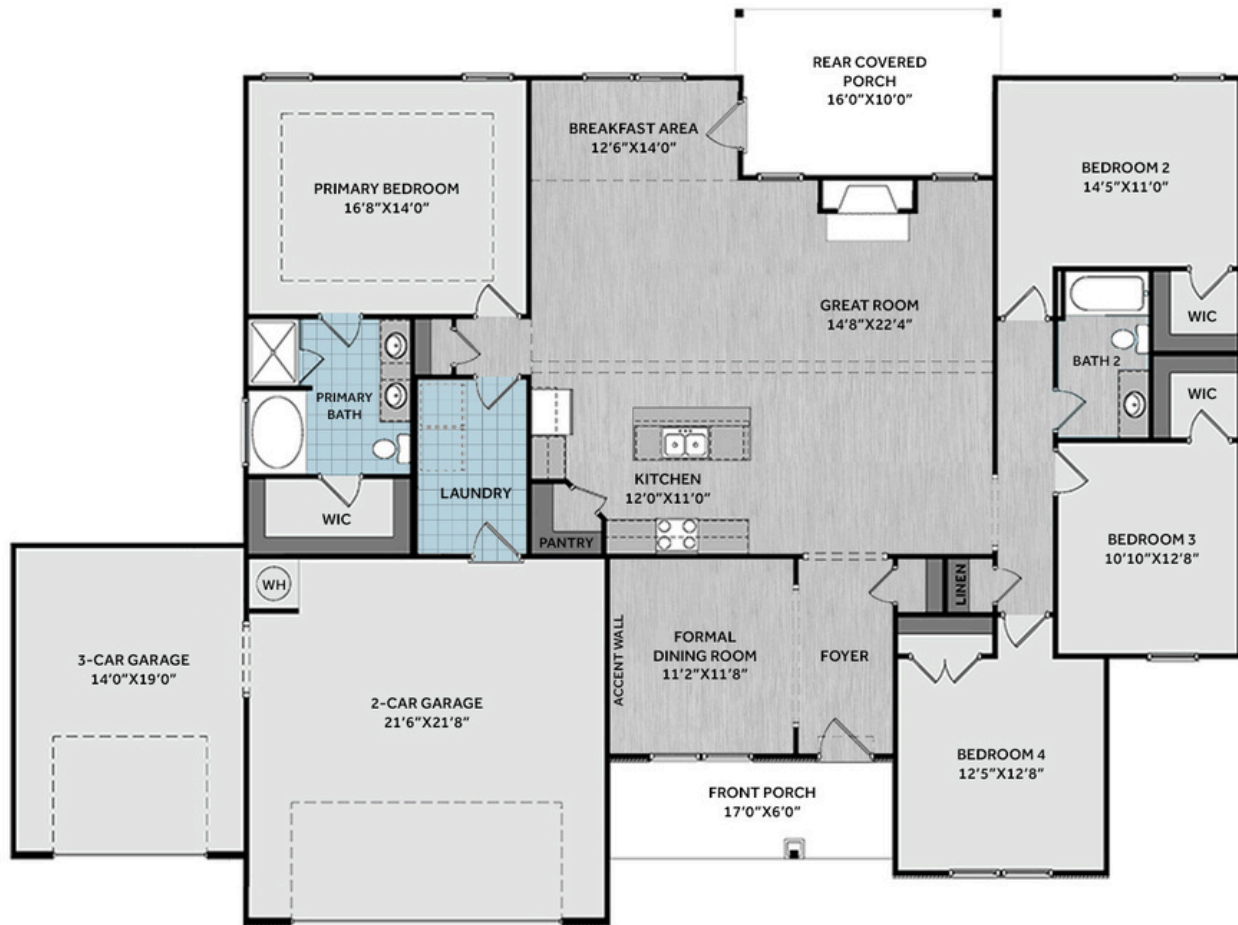
SALES AND MARKETING BY:



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



This thoughtfully designed home features an open great room with a cathedral ceiling, faux beam details, and a fireplace with a decorative mantel and granite surround.

Adjacent is a breakfast area with backyard views and access to an extended rear covered porch—ideal for outdoor living. The kitchen blends style and function with a center island, "New Willow White" quartz countertops, white shaker cabinets, subway tile backsplash, a corner pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. A formal dining room with an "Iron Ore" accent wall is located just off the foyer. The primary suite includes a tray ceiling with crown molding, and an en suite bath with a white dual sink vanity with "Niagara" quartz and a center drawer stack, walk-in tile shower, garden tub, and a large walk-in closet. Three additional bedrooms share access to a hall linen closet and a full bathroom with a vanity and a tub/shower combination. A mudroom is conveniently located near the garage entry. Exterior highlights include vinyl siding with board and batten and shake accents, stone skirt, dimensional roof shingles, and a welcoming front porch with a SW "Sea Serpent" door with smart keypad entry. This Energy Plus certified home includes a 3-car garage, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

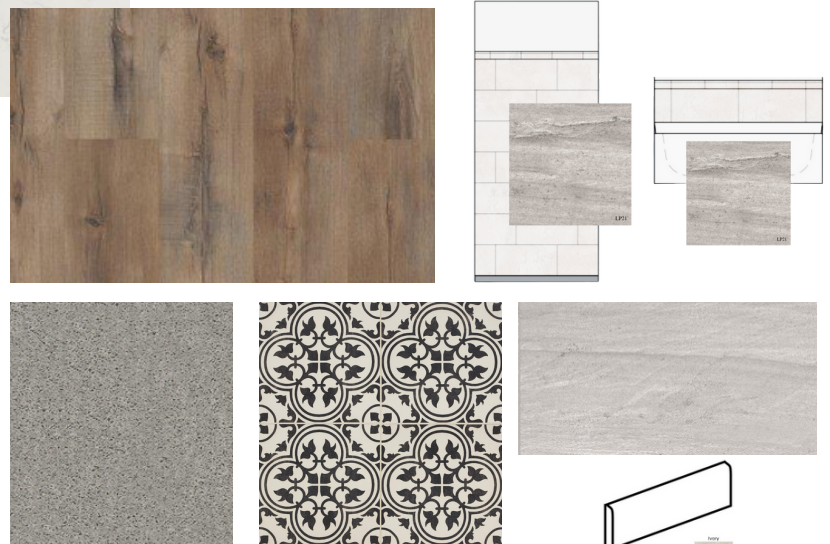
KITCHEN



BATHROOM



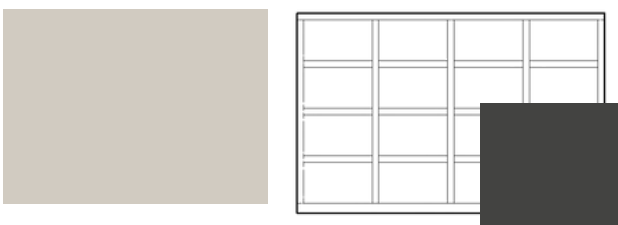
FLOORING



EXTERIOR



PAINT



LIGHTING





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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
- ½ Bullnose Edge New Willow White Quartz Countertops
- 4x12 Rectangle Undulated - Mythology / MY90 4x12 w/ #44 Bright White Grout - Set in Brick Pattern 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

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath and Bath #2
- Deluxe Tile Pattern - Primary Tile Shower 36" x 48" - Wall: LP21 12x24 Staggered w/ #78 Sterling Silver Grout / Floor: LP21 2x2 w/ #78 Sterling Silver Grout
- Deluxe Tile Pattern - Garden Tub - LP21 12x24 w/ #78 Sterling Silver Grout
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Hall #1, Hall #2, Bath #2
- LP21 12x24 Staggered w/ #78 Sterling Silver Grout Ceramic Tiles in Primary Bath
- ME21 12x12 w/ #45 Raven Grout in Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Accent Wall Option #1 - Painted Square Panel: Iron Ore SW7069 - Formal Dining Room
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Zire Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
 - Model: 6590301-112
- 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 & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Norris Gray - LedgeStone Facade
- English Wedgewood Vinyl Body Siding
- English Wedgewood Shake Accent
- English Wedgewood Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Black Board & Batten Shutters
- Bridgeport Steel Narrow Panel Garage Doors w/ Glass Inserts and Decorative Hardware
- White Gutters





DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Extended Rear Porch	\$4,550
Optional 3 rd Car Garage	\$16,500
Optional Gas Fireplace on Interior Wall	\$2,310

DESIGN CENTER OPTIONS \$35,692

Align Kitchen Faucet w/ Pull-Down Spray
Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet - Secondary Bath (x1- Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Zire One Light Pendant - 6590301-112 (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 Doors (x2)
Add Decorative Glass & Inserts to 16x7 Door
Add Decorative Glass & Inserts to 9x7 Door
Add Accent Wall Option #1 - Painted Square Panel Accent Wall: Satin Painted Iron Ore SW7069 - Formal Dining Room
Add 42" Wall Cabinets - Kitchen
Add Refrigerator End Panels to Standard Cabinet Layout
Add 2 ¼" Crown to Standard Cabinet Layout
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, Formal Dining Room, Kitchen / Breakfast Area, Hall #1, Hall #2, Bath #2
Ceramic Tile Level 3 - Primary Bath
Ceramic Tile Level 4 - Laundry
Kitchen Backsplash: 4x12 Rectangle Undulated - Mythology
Level 3 Deluxe Tile Pattern - Standard Tile Shower
Level 3 Deluxe Tile Pattern - Garden Tub Surround
Zire Lighting Package Brushed Nickel (Whole House)
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$59,052

TOTAL SALES PRICE:\$504,900

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