



TUCKER HILL FARM

HOMESITE 39

2980 Tucker Hill Drive
Grimesland, NC

THE GARLAND HOMEPLAN

ELEVATION F

2,090 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



0.63± ACRE

Discover the charm of Tucker Hill Farm! Nestled just off Tucker Road, this exclusive enclave of only 55 homes offers spacious homesites—some spanning over an acre—giving you room to breathe while staying just 15 minutes from the vibrant shopping, dining, and entertainment of Uptown Greenville.

Here, you'll find expertly designed home plans, superior craftsmanship, and the quality you expect—all backed by the signature Caviness & Cates 1-2-10 year in-house warranty. Escape the hustle and bustle without sacrificing convenience—Tucker Hill Farm is waiting to welcome you home!

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More

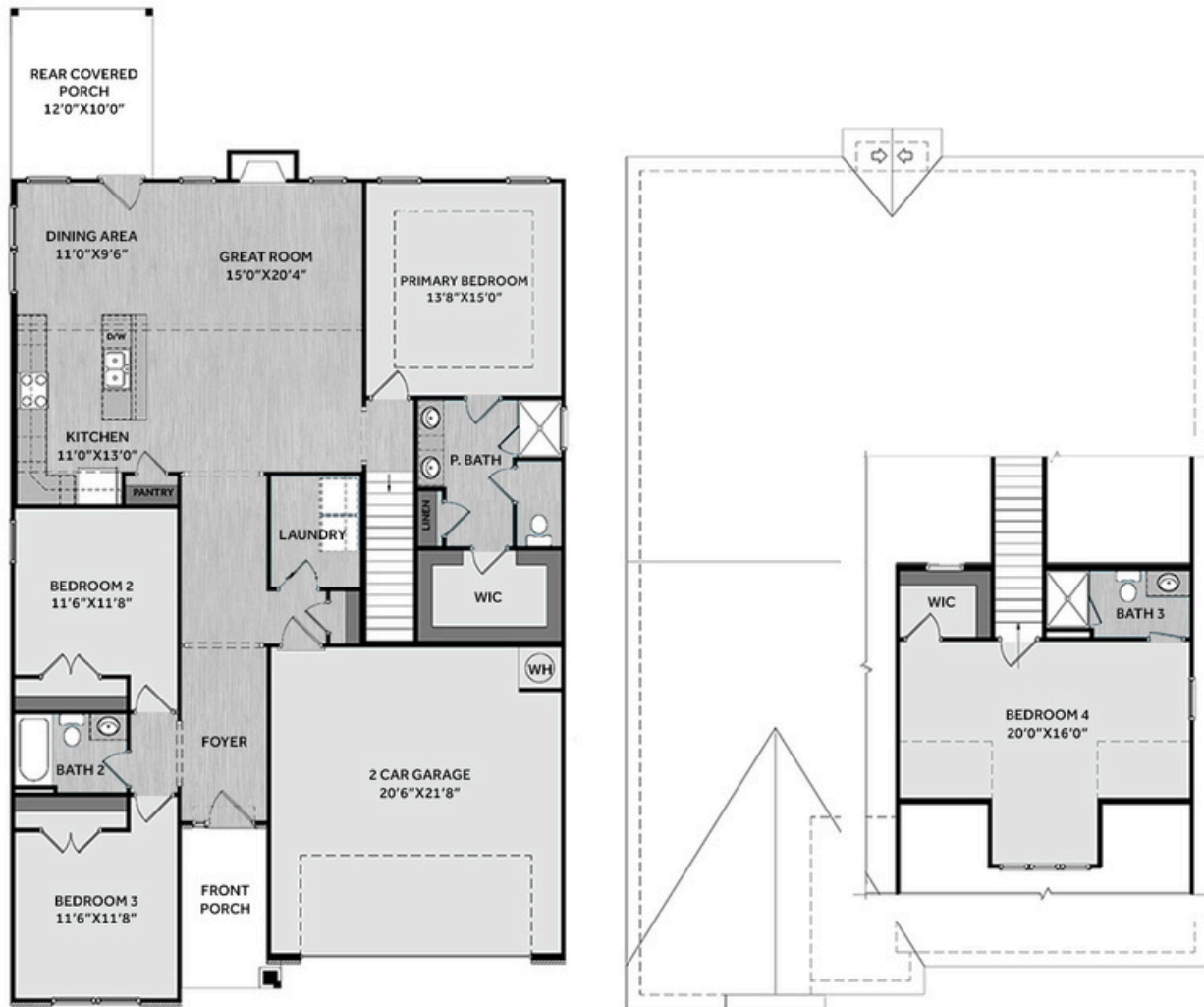
SALES AND MARKETING BY:



TYRE REALTY GROUP



WWW.CAVINESSANDCATES.COM



This home offers stylish, low-maintenance living with an open-concept great room featuring a vaulted ceiling with faux wood beam and a gas log fireplace with a decorative mantel and black granite surround. The kitchen overlooks the great room and features "Arctic White" quartz countertops, white shaker cabinets with an accent island in "Admiral Blue", natural stone herringbone backsplash, pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The dining area opens to a rear covered porch—ideal for outdoor dining. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a white dual quartz sink vanity with a center drawer stack, walk-in shower, linen closet, private water closet, and walk-in closet access. Two additional first-floor bedrooms share a full hall bath with a vanity and tub/shower combo. A laundry room and coat closet are conveniently located near the garage entry. Upstairs includes a fourth bedroom with a walk-in closet and a full bathroom with a walk-in shower. Exterior details include low-maintenance vinyl siding with board and batten accents, dormer, dimensional roof shingles, and a 2-car garage. The front door, painted SW "Pineapple Cream," includes a transom window and smart keypad entry. Energy Plus Certified and backed by a 1-2-10 builder in-house warranty for peace of mind.

KITCHEN



BATHROOM



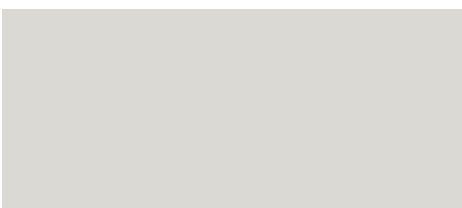
FLOORING



EXTERIOR



PAINT



LIGHTING



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Fairmont Admiral Blue Flat Panel Cabinets Accent Island
- 1/2 Bullnose Edge Arctic White Quartz Countertops
- Natural Stone Herringbone Mosaic Tile - Minute Mosaic / M701 Herringbone Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 1/4" Crown on Kitchen Cabinets
- Frigidaire Natural Gas Stainless Steel Appliances (Dishwasher, Gas Range, and Over-the-Range Microwave)

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, Bath #2, and Bath #3
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

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

INTERIOR PAINT & TRIM

- Primary Interior Color Sherwin Williams: First Star SW7646 w/ Matching Ceiling

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Labette Medium Three Light Lantern Pendants over Kitchen Island
 - Model: 5240603-12
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround (No Hearth)

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Pineapple Cream SW1668
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- English Wedgewood Vinyl Body Siding
- English Wedgewood Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$379,995

Optional Elevation F w/ Dormer	\$1,750
Optional Rear Covered Porch - 10'x12'	\$8,800
Optional Secondary Bathroom (Bath #3 Option)	\$5,696
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$17,109

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
 Raised/Elongated Toilet (x2 - Bath #2, Bath #3)
 6-Panel Front Door & Transom Package
 Kitchen Pendants: Labette Medium Three Light Lantern Pendant - 5240603-12
 (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
 Kitchen - Add 42" Wall Cabinets
 Add 2 ¼" Crown to Standard Cabinet Layout
 Primary Bath - Adult Height Vanity
 Add 12" Stack of Drawers to Primary Bath Vanity
 Kitchen Island Multicolor Cabinet Option / Paint Island Drywall to Match Cabinet
 Kitchen Level 1 Quartz
 Upgrade all Vanity Bowls to Square Bowls
 Level 1 Fireplace Mantel
 Level 1 Fireplace Surround (No Hearth)
 LVP Level 1 - Foyer, Great Room, Kitchen/Dining Area, Hall #1, Hall #2, Primary
 Bath, Bath #2, Bath #3, Laundry
 Kitchen Backsplash: Natural Stone Herringbone Mosaic Tile - Minute Mosaix
 Upgrade to Front Door Handleset
 Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$35,005

TOTAL SALES PRICE: \$415,000

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.