



TUCKER HILL FARM

HOMESITE 40

2970 Tucker Hill Drive
Grimesland, NC

THE CLARION HOMEPLAN

ELEVATION C

1,942 SQFT | 4 BR | 2 BA | 2 CAR GARAGE
W/ WORK AREA



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

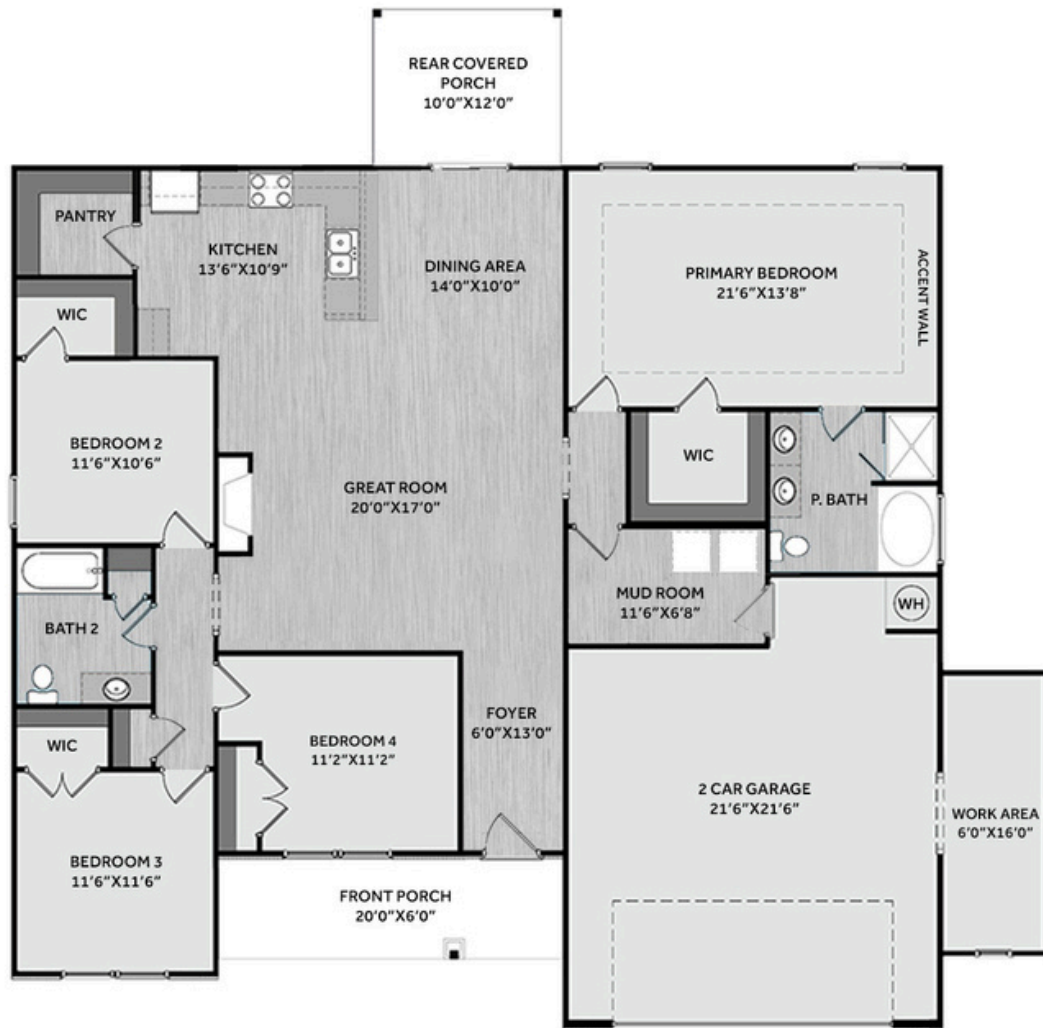
SALES AND MARKETING BY:



TYRE REALTY GROUP



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Enter through the spacious covered front porch into the foyer, which opens to the great room featuring a gas log fireplace with a decorative mantel and black granite surround. Just off the great room, three additional bedrooms are thoughtfully separated from the primary suite and share a full hall bath with a vanity, tub/shower combination, and linen closet. The kitchen includes an island overlooking the great room, "Trigato" quartz countertops, white shaker cabinets, ceramic tile backsplash, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. Sliding glass doors off the dining area lead to the covered rear porch for easy entertaining. The primary suite features a tray ceiling with crown molding, a board-and-batten accent wall painted in SW "Rare Gray," a spacious walk-in closet, and an en-suite bath with a dual quartz sink vanity with a center drawer stack, walk-in shower, and garden tub. A mudroom is conveniently located at the garage entry. Exterior features include low-maintenance vinyl siding with shake and board-and-batten accents, a stone skirt, dimensional roof shingles, and a front door painted in SW "Black Bean" with a transom window and smart keypad entry. A two-car garage with a work area, Energy Plus certification, and a 1-2-10 builder in-house warranty complete the home.

KITCHEN



BATHROOM



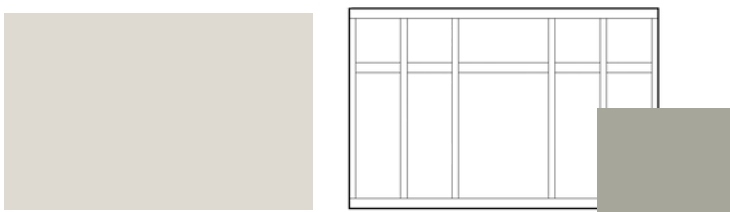
FLOORING



EXTERIOR



PAINT & TRIM



LIGHTING



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY91 Pickets w/ #93 Fossil Grout 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)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath and Bath #2
- 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 Shower Surround

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Kitchen/Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Primary Interior Color Sherwin Williams: City Loft SW7631 w/ Matching Ceiling
- Add Accent Wall Option #3- Painted Board & Batten: Rare Gray SW6199 - Primary Bedroom

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
 - Model: 6590301-962
- 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: Black Bean SW6006
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Shadow Mountain - Stack Stone Accent
- Sage Vinyl Body Siding
- Quiet Willow Shake Accent
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- Musket Brown Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$377,600

Optional Garage Storage/Work Area	\$6,820
Optional Rear Covered Porch - 10'x12'	\$8,800
Optional Gas Fireplace on Interior Wall	\$2,310

DESIGN CENTER OPTIONS \$17,425

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet (x1 - Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)
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
Accent Wall Option #3 - Painted Board & Batten Panel Accent Wall - Primary Bedroom
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 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, Laundry
Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology
Upgrade to Front Door Handleset
Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$35,355

TOTAL SALES PRICE: \$412,955

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