



# TUCKER HILL FARM

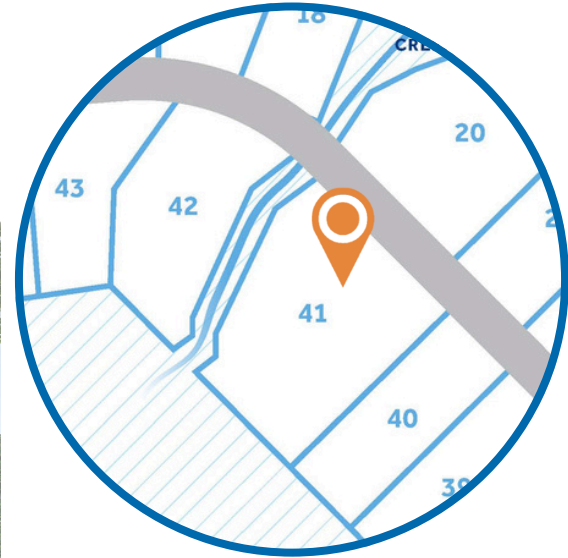
## HOMESITE 41

2964 Tucker Hill Drive  
Grimesland, NC

### THE GRANVILLE HOMEPLAN

ELEVATION C

2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



1.19± 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

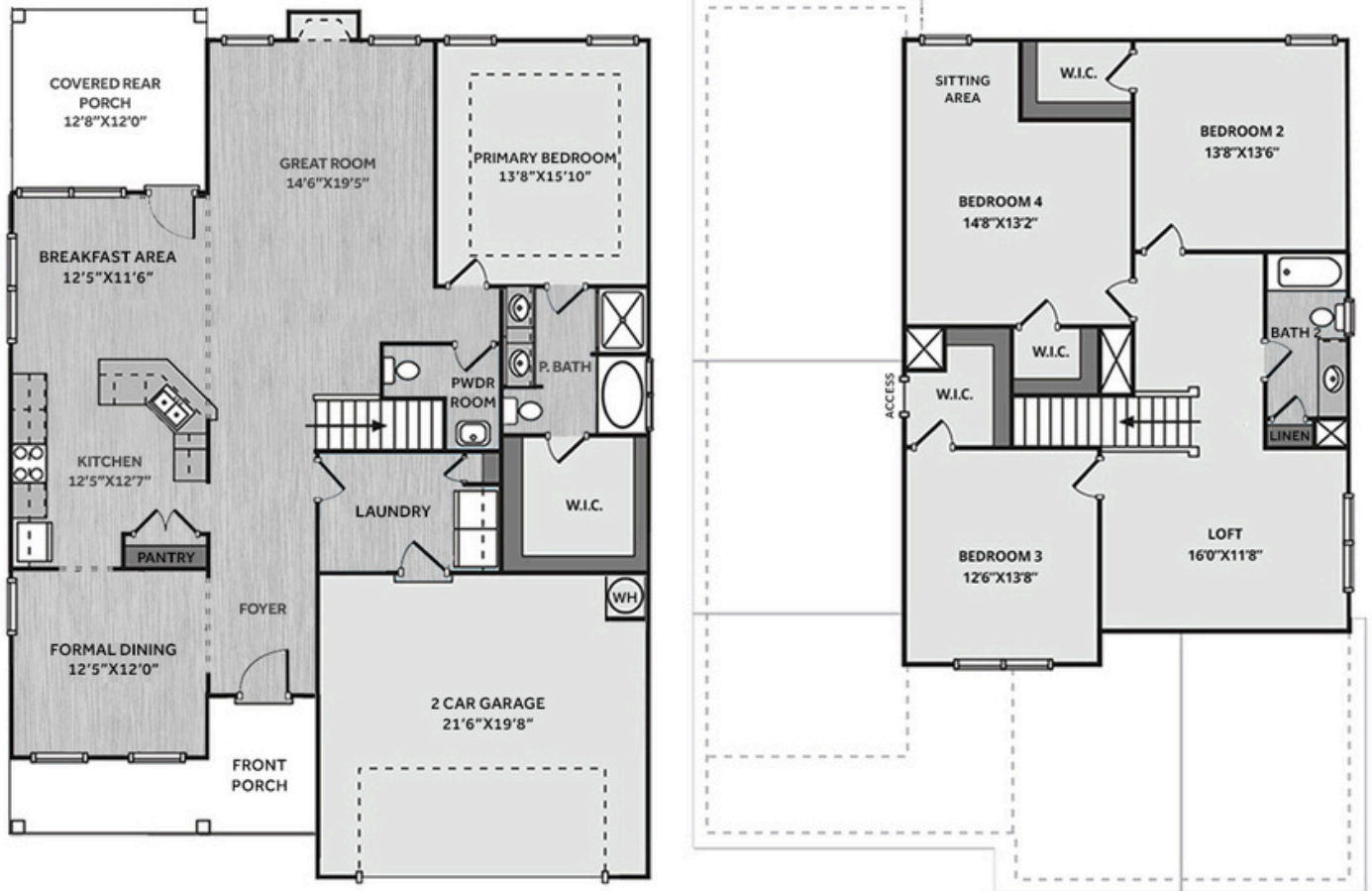
SALES AND MARKETING BY:



TYRE REALTY GROUP



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This home features a spacious great room with a gas log fireplace and a floating mantel stained in "Whitefill Oak". Off the foyer, the dining room connects to the kitchen through a convenient pass-through. The kitchen features "New Willow White" quartz countertops, white shaker cabinets, herringbone backsplash, a pantry, and stainless-steel appliances—microwave, dishwasher, and gas range. Enjoy easy access to the covered rear porch from the breakfast area. Also on the main floor is a half bath and a mudroom with a coat closet, leading to the garage. The first-floor primary suite offers a relaxing retreat with a tray ceiling with crown molding and an ensuite bathroom with a dual quartz sink vanity with a center drawer stack, walk-in shower, garden tub, and access to a spacious walk-in closet. Upstairs, a versatile loft leads to three bedrooms—all with walk-in closets—and a full hall bath with a linen closet. Exterior highlights include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, and a spacious front porch with a SW "Foggy Day" door with smart keypad entry. Situated on a generous 1.19-acre lot, this home includes a two-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN



## BATHROOM



## FLOORING



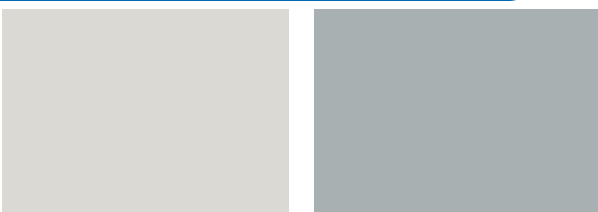
## EXTERIOR



## LIGHTING



## PAINT





## KITCHEN

- Matte Black Align Kitchen Sink Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- 1/2 Bullnose Edge New Willow White Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY90 4x12 w/ #44 Bright White Grout - Set in Herringbone Pattern 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

- 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, Powder Room, Bath #2
- Pedestal Sink in Powder Room
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround and CS23 12x12 w/ #89 Smoke Gray Grout Ceramic Tile Garden Tub Surround
- CS23 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Oyster Oak #591 LVP in Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Primary Interior Color Sherwin Williams: First Star SW7646 w/ Matching Ceiling
- Formal Dining Room Accent Color: Uncertain Gray SW6234
- Kneewall on Stairs

## LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
  - Model: 6590301-112
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

## FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Handleset
- Front Door Painted: Foggy Day SW6235
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Norris Gray - LedgeStone Accent
- Victorian Gray Vinyl Body Siding
- Victorian Gray Shake Accent
- White Exterior Trim
- Storm Cloud Board & Batten Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Extended Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

BASE PRICE: \$438,000

Optional Gas Fireplace on Exterior Wall

\$1,650

### DESIGN CENTER OPTIONS \$20,311

Align Kitchen Faucet w/ Pull-Down Spray  
Gibson 4" Spread Matte Black Plumbing Package (Whole House)  
Raised/Elongated Toilet (x2 - Powder Room, Bath #2)  
6-Panel Front Door & Transom Package  
Kitchen Pendant Lights: Zire One Light Pendant - 6590301-112 (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  
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  
Fillmore Floating Mantel  
LVP Level 1 - Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry  
Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology  
Fullton Lighting Package Midnight Black (Whole House)  
Upgrade to Front Door Handleset  
Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$21,961

TOTAL SALES PRICE: \$459,961

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