



1809 LIVE OAK

HOMESITE 134

222 Cline Way
Beaufort, NC

THE LOOKOUT HOMEPLAN

1,658 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

\$354,900



Discover coastal charm and modern convenience at 1809 Live Oak, a new townhome community by Caviness & Cates, nestled just off Live Oak Street in picturesque Beaufort, NC. These thoughtfully designed townhomes offer stylish, low-maintenance living, perfect for those seeking a relaxed coastal lifestyle. Enjoy easy access to Beaufort's historic waterfront, vibrant downtown, and the area's stunning natural beauty. With quality craftsmanship and a prime location, 1809 Live Oak provides the ideal blend of comfort and convenience, making it the perfect place to call home.

NEW HOME SPECIALISTS

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Photos, Options,
Virtual Tours & More

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**Caviness
& Cates**
Communities

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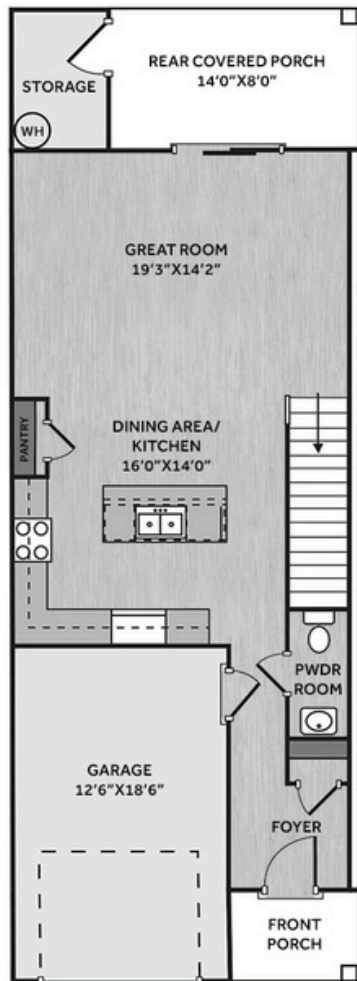
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BUILDING, INC.

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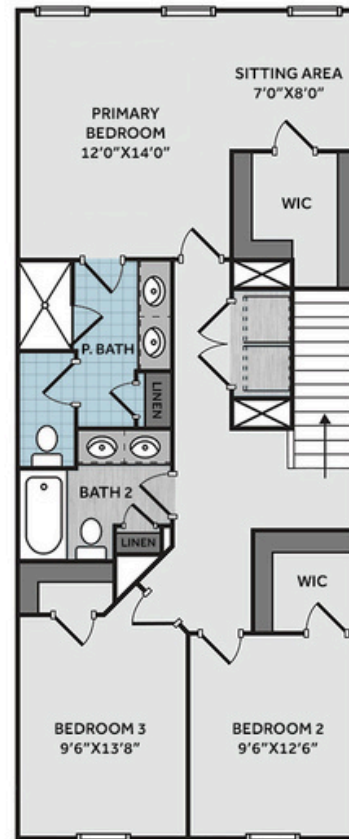


*Subject to change without notice. See pg. 4 for full disclaimer.

FIRST FLOOR



SECOND FLOOR

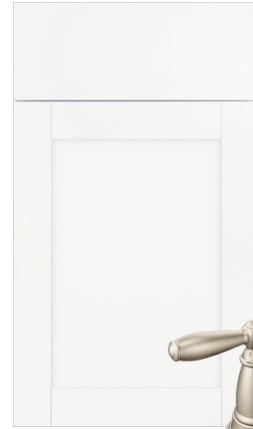


Step into this thoughtfully designed townhome through a welcoming foyer with a coat closet and powder room. The kitchen overlooks the dining area and great room and includes a large island with seating, white shaker cabinets, granite countertops in "New Caledonia," white subway tile backsplash, a pantry, and stainless-steel appliances—including a smooth top range, microwave, and dishwasher. From the great room, step onto the covered rear porch with access to an exterior storage closet. The open-concept first floor features durable LVP flooring. Upstairs, the primary suite offers a peaceful retreat with a sitting area, crown molding, walk-in closet, and an en suite bathroom featuring a dual-sink vanity with a "Carrara Delphi" quartz countertop, a walk-in tile shower, private water closet, and linen closet. Two additional bedrooms share a full bathroom with a dual sink vanity, a tub/shower combo, and a second linen closet. A centrally located laundry closet sits at the top of the stairs for added convenience. Exterior features include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a dormer, and a front door painted in SW "Outerspace". Energy Plus certified and backed by a 1-2-10 year builder in-house warranty, this townhome also includes a 1-car garage with direct foyer access.

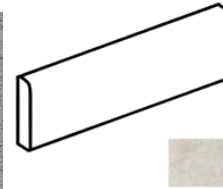
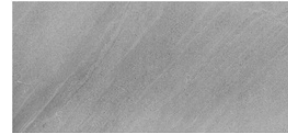
KITCHEN



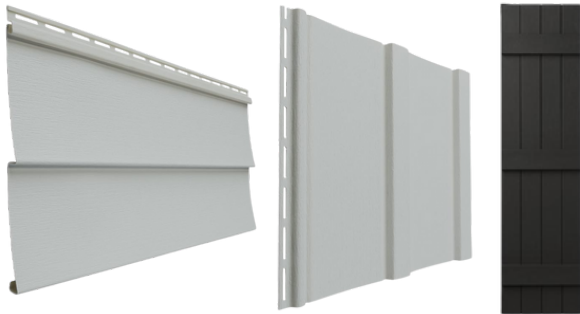
BATHROOM



FLOORING



EXTERIOR



PAINT



LIGHTING





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KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Binx White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose New Caledonia Granite Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 36" Wall Cabinets
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Carrara Delphi Quartz Countertops w/ Square Bowls
- Binx White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Adult Height Cabinets in Primary Bath and Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Primary Bath 36"x60" Tile Shower - Wall: CG07 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: LP21 2x2 w/ #89 Smoke Gray Grout
- ARO4 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- CG07 12x24 Staggered w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Primary Interior Color: First Star SW7646 w/ White Ceilings
- Open Rails on 1st Floor
- Two Piece Crown Molding in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Belton One Light Mini Pendants over Kitchen Island
 - Model: 6114501-962
- LED Recess Lights in Kitchen
- LED Recess Lights in Dining Area

EXTERIOR

- 12 - Light Glass View Over 1 - Panel Front Door w/ Smart Keypad Deadbolt, Doorbell Camera, and Brushed Nickel Handleset
- Front Door Painted: Outerspace SW6251
- Black Architectural Shingles
- Square Panel Front Columns
- Everest Vinyl Body Siding
- Everest Board & Batten Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters
- Sod - Front, Sides, and Rear Yard w/ Community Irrigation

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.

