



HOMESITE 216

90 Cardovia Way
Wendell, NC

THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE
W/ WORK AREA



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



.48± 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

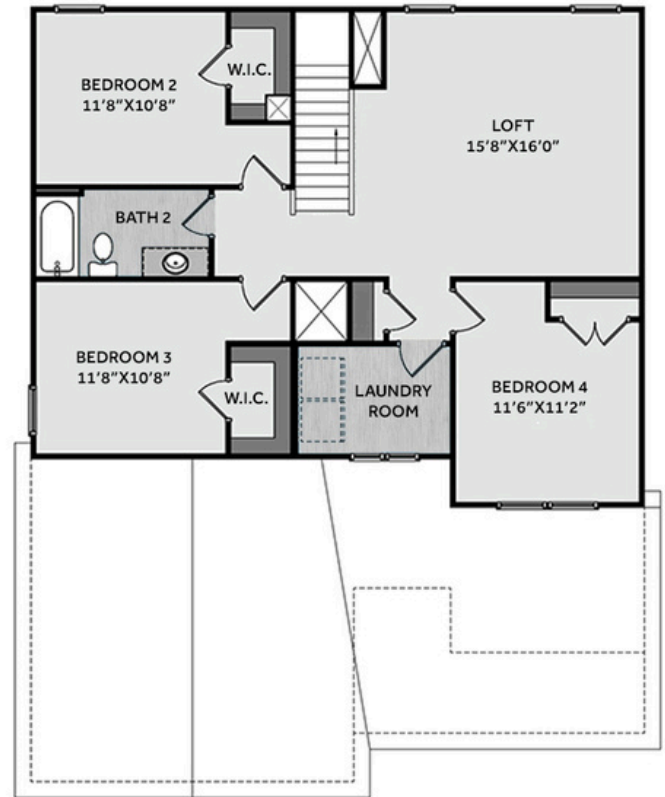
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*Subject to change without notice. See pg. 5 for full disclaimer.



Off the foyer, a formal dining room painted in SW "Dorian Gray" features a coffered ceiling and picture frame wainscoting, with the garage entry positioned directly opposite. The entryway also leads to a mudroom with a stacked washer/dryer, cabinetry, and access to a half bath. The kitchen offers ample countertop space with "Arctic White" quartz countertops, bar seating, white shaker cabinets, natural stone mosaic backsplash, a pantry, and stainless-steel appliances. The open great room includes a gas log fireplace with a mantel and granite surround and flows to the rear covered porch. Off the great room, the spacious first-floor primary suite offers a tray ceiling with crown molding and an en-suite bathroom with a white dual quartz sink vanity with a center drawer stack, private water closet, linen closet, walk-in tile shower, and large walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom with a vanity and tub/shower combination. The exterior features low-maintenance vinyl siding with board and batten accents, stone facade, dimensional roof shingles, and a welcoming front porch with a SW "Black Bean" front door and smart keypad entry. Other highlights include a two-car garage with a work area, Energy Plus certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

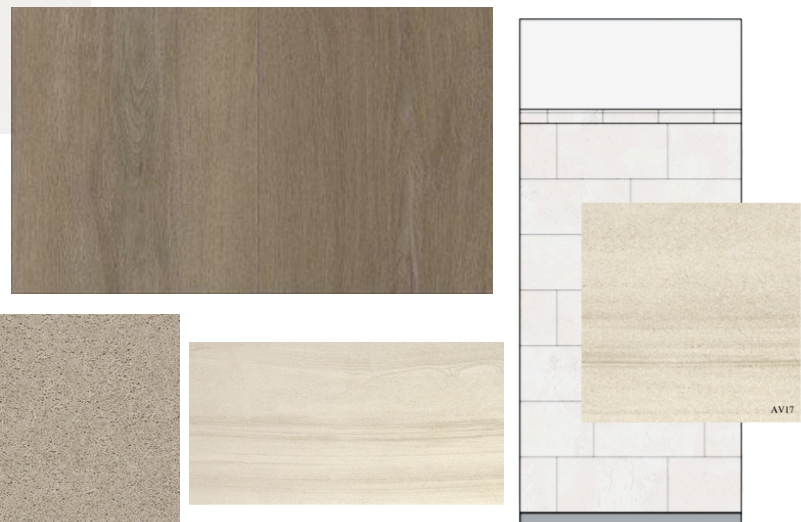
KITCHEN



BATHROOM



FLOORING



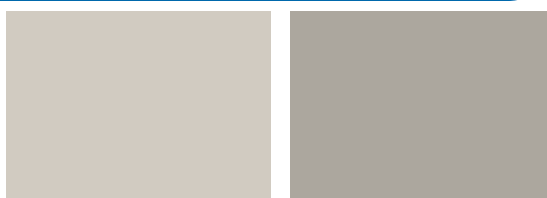
EXTERIOR



LIGHTING



PAINT





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KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- ½ Bullnose Edge Arctic White Quartz Countertops
- Natural Stone Herringbone Mosaic Tile - Minute Mosaic / M103 - Herringbone 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)
- Simply White 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, Powder Room, Bath #2
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Deluxe Tile Pattern - Option #1 Primary Tile Shower 36" x 60" - Wall: AV17 12x24 Staggered w/ #93 Fossil Grout / Floor: LP19 2x2 w/ #93 Fossil Grout
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- House - Truffle #5235 LVP in Foyer, Great Room, Formal Dining Room, Kitchen, Powder Room, Hall #1, Bath #2, Laundry
- AV17 12x24 Staggered w/ #93 Fossil Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Accent Color: Dorian Gray SW7017
- Level 1 Open Rails 1st Floor
- Picture Frame Style Wainscot and Coffered Ceiling w/ 3 5/8" Crown - Formal Dining Room
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Bar
 - Model: 6537001-962
- 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, 1 ½ Light Sidelight & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Bean SW6006
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Shadow Mountain Stack Stone Facade
- Desert Sand Vinyl Body Siding
- Desert Sand Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Bridgeport Steel Narrow Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters

APPLIANCES

- Stackable Washer/Dryer in Downstairs Laundry





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DESIGN OPTIONS SUMMARY

STRUCTURAL	BASE HOUSE PRICE: \$436,900
Optional Elevation F w/ Stone	\$2,950
Optional Garage Storage / Work Area	\$6,820
Optional Rear Covered Porch - 10' x 12'	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$37,756

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet - Secondary Bath (x2- Powder Room, Bath #2)
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
6-Panel Front Door, 1 ½ Light Sidelight & Transom Package
Kitchen Pendant Lights: Arilda One Light Pendant - 6537001-962 (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
Add Decorative Glass & Inserts to 16x7 Door
Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
Add Level 1 Coffered Ceiling with 3 5/8" Crown - Formal Dining Room
Level 1 Rails 1st Floor
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, Powder Room, Hall #1, Bath #2, Laundry
Ceramic Tile Level 3 - Primary Bath Opt. Layout
Kitchen Backsplash: Natural Stone Herringbone Mosaic Tile - Minute Mosaic
Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
Canfield Lighting Package Brushed Nickel (Whole House)
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher
Add Stackable Washer/Dryer

TOTAL OPTIONS ADDED \$57,976

TOTAL SALES PRICE:\$494,876

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