



## HOMESITE 230

183 Cardovia Way  
Wendell, NC

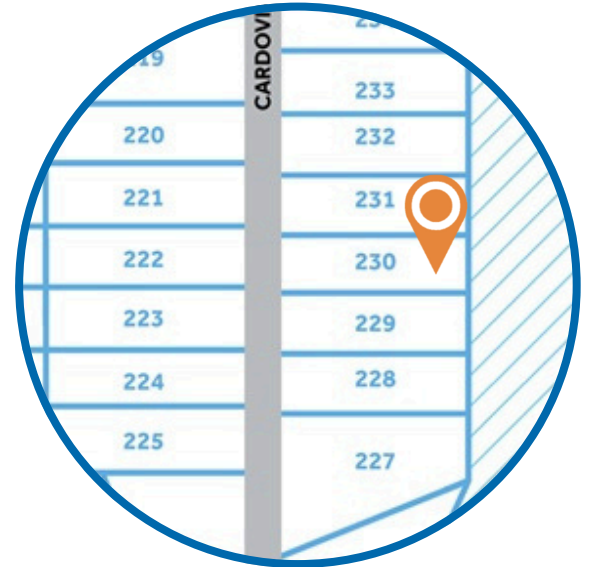
### THE CLAYTON HOMEPLAN

ELEVATION D

2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



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



.46± 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

SALES AND MARKETING BY:



WWW.CAVINESSANDCATES.COM



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



The first-floor primary suite features a tray ceiling with crown molding, while the adjoining bathroom offers a dual sink vanity with a center drawer stack, quartz countertops, walk-in tile shower, garden tub, private water closet, and a walk-in closet. The great room includes a gas log fireplace with a floating mantel and opens to the rear covered porch for easy outdoor living. Off the foyer, a formal dining room painted in SW "Gale Force" showcases picture frame wainscoting and a coffered ceiling. The mudroom, located at the garage entry, features a built-in bench with cubbies painted in SW "Gale Froce", a coat closet, and a half-bath. The kitchen opens to the great room and breakfast area and features an island with a sink, "New Willow White" quartz countertops, white cabinets, herringbone subway tile backsplash, pantry, and stainless-steel appliances. Upstairs offers a loft with linen storage, a home office, three bedrooms, two full bathrooms, and a laundry room with washer/dryer connections. Exterior features include a spacious front porch, low-maintenance vinyl siding with shake accents, a stone skirt, and dimensional roof shingles. Additional highlights include a two-car garage, fiber-optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

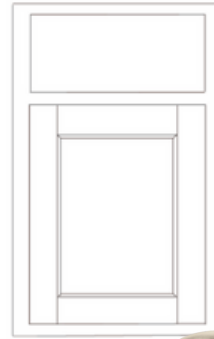
## KITCHEN



Color:  
White



## BATHROOM



Color:  
White



## FLOORING



## EXTERIOR



## LIGHTING



# P A I N T





## KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- ½ 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, 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)
- Niagara 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, Powder Room, Bath #2, Bath #3
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Classic Straight Tile Pattern - Primary Tile Shower 36" x 48" - Wall: BA30 12x12 w/ #89 Smoke Gray Grout / Floor: LP21 2x2 w/ #89 Smoke Gray Grout
- Classic Straight Tile Pattern - Garden Tub - BA30 12x12 w/ #89 Smoke Gray Grout
- ARO4 w/ #93 Fossil Grout on Bath #2 and Bath #3 Shower Surround

## FLOORING

- House - Truffle #5235 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
- BA30 12x12 w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Formal Dining Room Accent Color: Gale Force SW7605
- Level 1 Open Rails 1st Floor
- Picture Frame Style Wainscot and Coffered Ceiling w/ 3 5/8" Crown - Formal Dining Room
- Bench & Cubby (Drop Zone) Painted Gale Force SW7605 - Garage Entry
- Tray Ceiling in Primary Suite

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-112
- 1 USB Charging Outlet in Kitchen
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

## FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained Loft Pine

## EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Dark Night SW6237
- Moire Black Dimensional Shingles
- Tapered Columns with Stone Base
- Norris Gray Stack Stone Facade
- Everest Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- Midnight Blue Raised Panel Shutters
- 4 over 4 White Windows
- Gallery Steel Long Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters



## DESIGN OPTIONS SUMMARY

## STRUCTURAL

Optional Elevation D	\$2,420
Optional Rear Covered Porch - 12' x 10'	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

## DESIGN CENTER OPTIONS \$38,305

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)  
Raised/Elongated Toilet - Secondary Bath (x3- Powder Room, Bath #2, Bath #3)  
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room  
6-Panel Front Door, 2 ½ Light Sidelights & Transom Package  
Kitchen Pendant Light: Dianna Three Light Mini Lantern - 5192603-112 (x2- Over Kitchen Island)  
Add USB Charging Outlet (x1- Kitchen)  
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  
Add Bench and Cubby (Drop Zone) 6' WIDE  
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  
Fillmore Floating Mantel  
Sherwin Williams Duration Flat Paint Whole House Package  
Paint Bench & Cubby Custom Semi-Gloss Color - Gale Force: SW7605  
LVP Lvl 2 - Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry  
Ceramic Tile Level 2 - Primary Bath  
Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology  
Level 2 Classic Straight Tile Pattern - Standard Tile Shower  
Level 2 Classic Straight Tile Pattern - Garden Tub Surround  
Canfield Lighting Package Brushed Nickel (Whole House)  
Upgrade to Front Door Handleset  
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED	\$51,175
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TOTAL SALES PRICE:	\$519,900
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