

## THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE



.39 ACRE

Elliot Farms is a peaceful community conveniently located near multiple metro areas! Situated on the Northside of Fayetteville, Elliot Farms is less than 15 minutes from Fort Bragg gates. Enjoy nearby local attractions like ZipQuest Waterfall & Treetop Adventures and Peaden's Seafood Restaurant. Downtown Fayetteville is just a 20 minutes drive and offers local shopping, restaurants, and attractions like the Fayetteville Woodpeckers Baseball at Segra Stadium, the Special Operations Museum, and the Cape Fear Botanical Garden. Drive North and you can visit downtown Lillington, Raven Rock State Park, and Campbell University in around 25 minutes. This community is just over an hour from the city of Raleigh and the RDU International airport.

**NEW HOME SPECIALISTS**

910.405.8311

info@cavinessandcates.com



Photos, Options,  
Virtual Tours & More

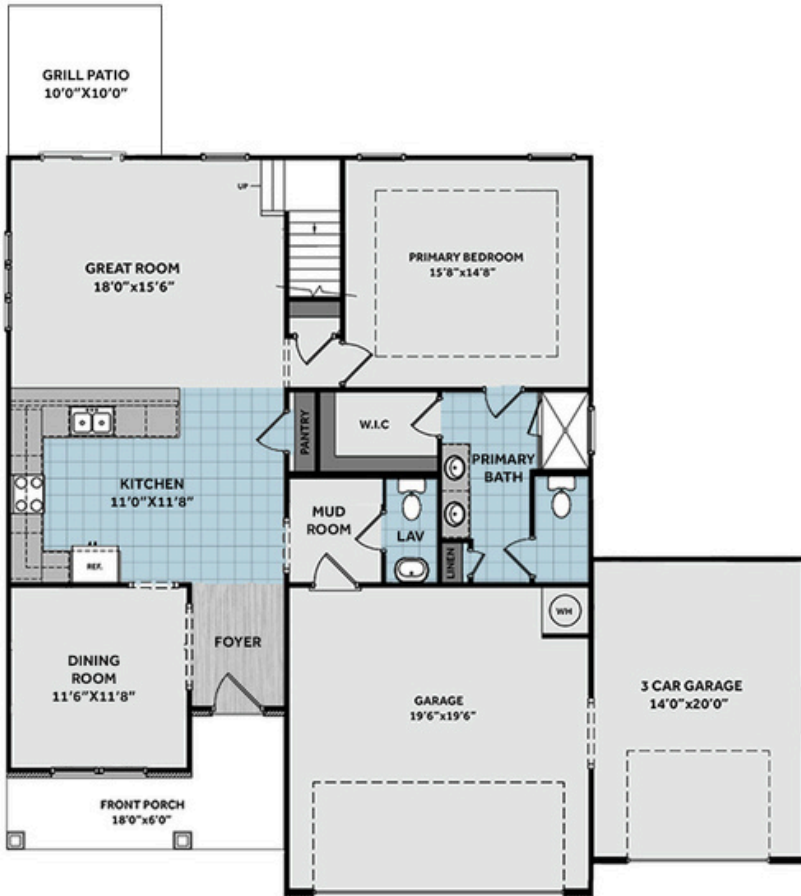


WWW.CATESBUILDING.COM

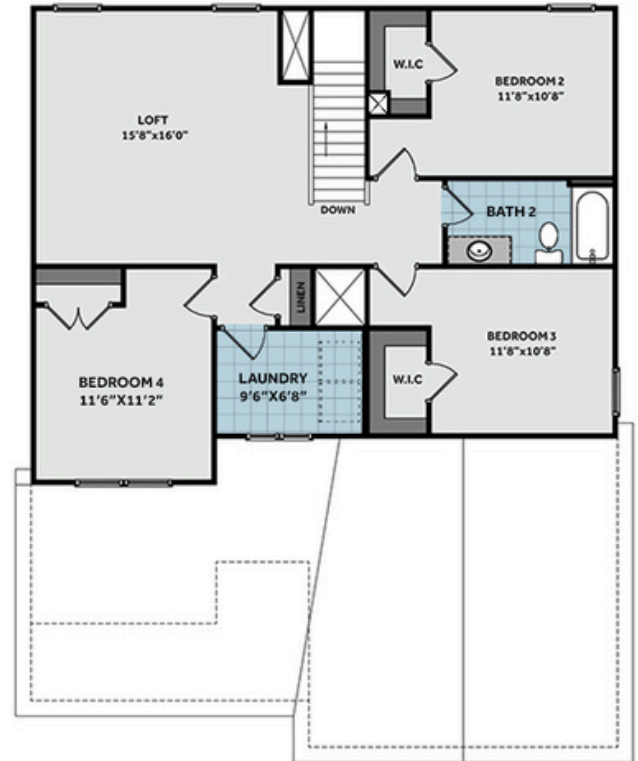


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## FIRST FLOOR



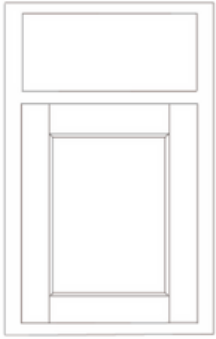
## SECOND FLOOR



Upon entering the home, a dining room is located off the foyer with direct access to the kitchen. The entryway leads to a mudroom space that provides access to the garage and a convenient half-bath featuring a pedestal sink and oval mirror. The kitchen offers ample countertop space with granite countertops in "Luna Pearl," a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The open great room provides easy access to the grill patio through sliding glass doors. Off the great room, the spacious first-floor primary suite features a tray ceiling with crown molding, and the primary bathroom includes a large walk-in closet, dual sink vanity with a quartz countertop in "Niagara", white shaker cabinets, a private water closet, a linen closet, and a walk-in shower with tile surround. Upstairs, the second floor opens to a spacious loft with hall access to a linen closet, three additional bedrooms, a laundry room with washer/dryer connections, and a full bathroom with a vanity and a tub/shower combination with tile surround. The exterior features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and an inviting front porch with a front door painted in Sherwin Williams "Watery" and smart keypad access to the home. The home features a three-car front-loading garage, Energy Plus certification, fiber optic internet service availability, and a 1-2-10 year builder in-house warranty.

**KITCHEN**

Door Style:  
Fairmont



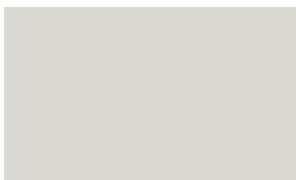
Color:  
White



**EXTERIOR**



**PAINT**

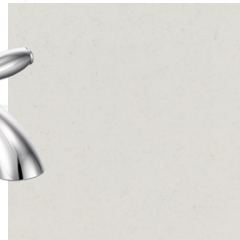


**BATHROOM**

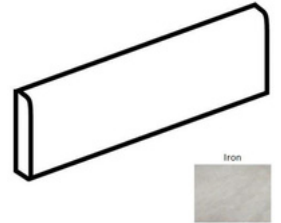
Door Style:  
Fairmont



Color:  
White



**FLOORING**



**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 Luna Pearl Granite Countertops
- Standard Kitchen Layout
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

## BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Oval Sinks
- Chrome BP9161196180 Pulls
- Fairmont White Flat Panel Cabinets
- Primary Fiberglass 36"x60" Shower
- CS23 w/ #89 Smoke Gray Grout on Primary Fiberglass Shower Surround
- CS23 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer
- Vitality #5147 Vinyl in Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Primary Interior Color Walls & Ceiling: First Star SW7646
- Tray Ceiling in Primary Suite

## LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)

## EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Watery SW6478
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- White Vinyl Body Siding
- White Vinyl Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Colonial Garage Doors
- Black Gutters
- Sod Location: Front and Sides



## DESIGN OPTIONS SUMMARY

## STRUCTURAL

Elevation F

Optional 3rd Car Garage

Grill Patio 10' x 10'

BASE PRICE: \$375,946

\$1,750

\$16,500

\$1,000

## DESIGN CENTER OPTIONS \$1,704

Full View Vinyl 2-Panel Rear Slider

Add Smart Keypad Deadbolt Front Door

Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$20,954

TOTAL SALES PRICE: \$396,900