



HOMESITE 204
199 Pretty Run Branch Lane
Wendell, NC

THE DOGWOOD HOMEPLAN

ELEVATION C
1,863 SQFT | 3 BR | 2 BA | 3 CAR GARAGE



*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

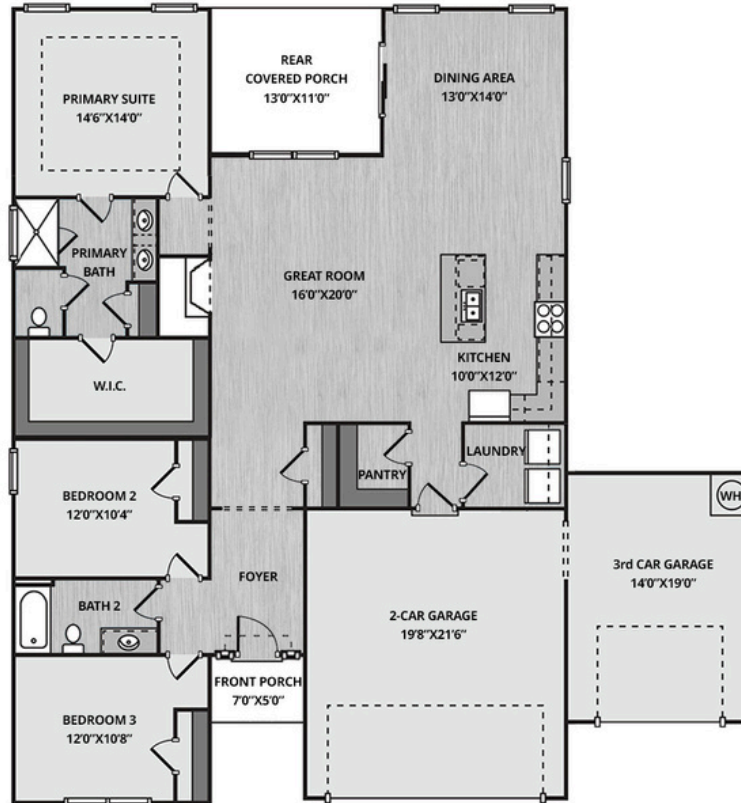


Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



MAIN FLOOR



This home features an open kitchen and dining area with views of the backyard, an island with a sink overlooking the great room, quartz countertops in "New Willow White," and white shaker cabinets. Stainless steel appliances, including a microwave, dishwasher, and smooth top range, complete the kitchen. The spacious great room seamlessly connects to the kitchen and dining area and is anchored by a gas log fireplace with an "Absolute Black" granite surround and a decorative mantle. Sliding glass doors in the dining area lead to the rear covered porch, creating a perfect indoor-outdoor flow. A separate laundry room with washer/dryer connections, along with a walk-in pantry, is conveniently located at the entryway from the garage. The primary suite boasts a tray ceiling and crown molding, and its bathroom features dual sink vanity with a "Niagara" quartz countertop, white shaker cabinets with a center drawer stack, a linen closet, a private water closet, a walk-in shower with tile surround, and access to a spacious walk-in closet. Two additional bedrooms off the foyer share a full hall bathroom which includes a vanity and a tub/shower combination with a tile surround. Durable LVP flooring extends throughout the foyer, great room, kitchen/dining area, pantry, laundry room, and bathrooms. This home's exterior showcases low-maintenance vinyl siding with shake accents, a stone skirt, and dimensional roof shingles. The front door, painted in Sherwin Williams "Black Magic," is complemented by a transom window and sidelights, filling the foyer with natural light. Set on a spacious .48-acre homesite, this home includes a generous three-car front-loading garage. Built for efficiency and peace of mind, this home is Energy Plus Certified and includes a 1-2-10-year builder in-house warranty.

KITCHEN

Door Style:
Fairmont

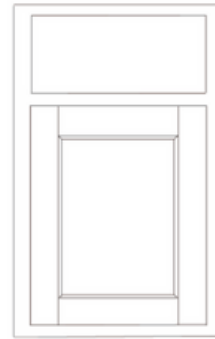


Color:
White



BATHROOM

Door Style:
Fairmont

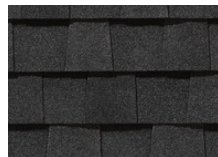
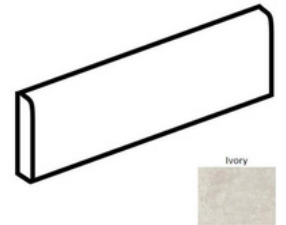


Color:
White



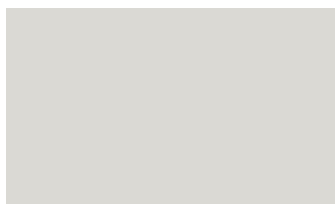
FLOORING

EXTERIOR



LIGHTING

PAINT



KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP7227128-900 Pulls
- Flat Polish Edge New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 x114 Desert Gray Glossy w/ #89 Smoke Gray Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Matte Black BP72096-900 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath and Bath #2
- ARO4 w/ #93 Fossil Grout on Primary Fiberglass Shower Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Kitchen / Breakfast Area, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
 - Model: 6590301-12
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Belleview Matte Black Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Norris Grey LedgeStone Facade
- Silver Gray Vinyl Body Siding
- Natural Slate Shake
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Colonial Garage Doors with Stockton I Window Inserts and Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

	BASE HOUSE PRICE: \$426,594
Optional 3rd Car Garage	\$16,500
Optional Gas Fireplace on Exterior Wall	\$2,310

DESIGN CENTER OPTIONS \$29,496

Align Kitchen Faucet w/ Pull-Down Spray
 Gibson 4" Spread Matte Black Plumbing Package (Whole House)
 Raised/Elongated Toilet - Secondary Bath (x1- Bath #2)
 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package
 Kitchen Pendant Lights: Zire One Light Pendant - 6590301-12 (x2- Over Kitchen Island)
 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 Doors (x2)
 Add Decorative Glass & Inserts to 16x7 Door
 Add Decorative Glass & Inserts to 9x7 Door
 Add 42" Wall Cabinets - Kitchen
 Add Refrigerator End Panels to Standard Cabinet Layout
 Upgrade to Level 2 Kitchen Cabinet Hardware
 Add 2 ¼" Crown to Standard Cabinet Layout
 Primary Bath - Adult Height Vanity
 Upgrade to Level 2 Bathroom Cabinet Hardware
 Add 12" Stack of Drawers to Primary Vanity
 Kitchen Level 1 Quartz
 Upgrade Kitchen Countertop Edge
 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, Kitchen / Breakfast Area, Primary Bath, Bath #2, Laundry
 Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
 Fullton Lighting Package Midnight Black (Whole House)
 Upgrade to Front Door Handleset
 Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED	\$48,306
	TOTAL SALES PRICE:\$474,900

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