



TUCKER HILL FARM

HOMESITE 16

2931 Tucker Hill Drive
Grimesland, NC

THE CAMELLIA HOMEPLAN

ELEVATION C

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



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



.64 ACRE

Discover the charm of Tucker Hill Farm! Nestled just off Tucker Road, this exclusive enclave of only 55 homes offers spacious homesites—some spanning over an acre—giving you room to breathe while staying just 15 minutes from the vibrant shopping, dining, and entertainment of Uptown Greenville.

Here, you'll find expertly designed home plans, superior craftsmanship, and the quality you expect—all backed by the signature Caviness & Cates 1-2-10 year in-house warranty. Escape the hustle and bustle without sacrificing convenience—Tucker Hill Farm is waiting to welcome you home!

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
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SALES AND MARKETING BY:



TYRE REALTY GROUP



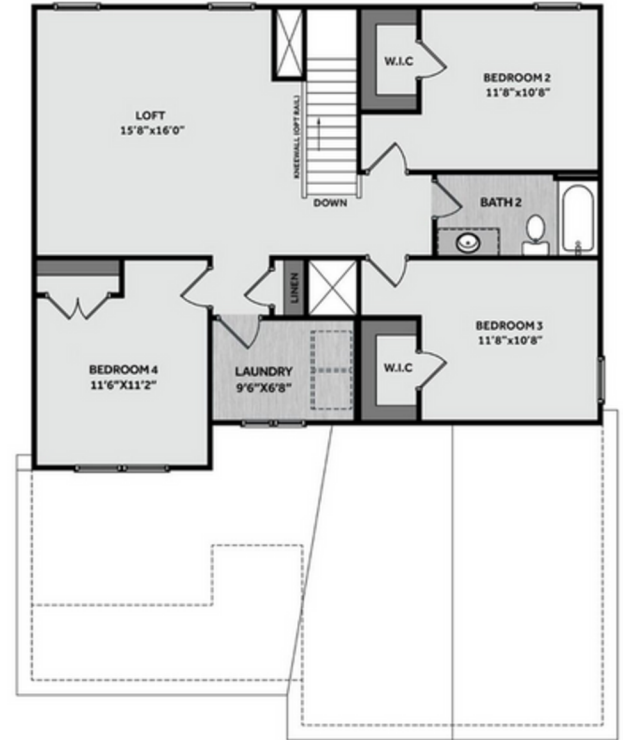
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FIRST FLOOR



SECOND FLOOR



Upon entering the home, a dining room is located off the foyer with direct access to the kitchen. The mudroom, located just off the entry, provides access to both the garage and a half-bath. The kitchen offers ample countertop space with granite countertops in "Azul Platino," a sink overlooking the great room, bar seating, white shaker cabinets, subway tile backsplash in "Arctic White" set in a brick pattern, a pantry, and stainless-steel appliances including a microwave, dishwasher, and gas range. The spacious great room features a natural gas fireplace with a decorative mantle and granite surround in "Absolute black" and provides easy access to the rear covered porch, offering effortless indoor-outdoor flow. 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 quartz countertop in "Niagara," white shaker cabinets with a center drawer stack, a private water closet, 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. Durable luxury vinyl plank flooring is found throughout the foyer, formal dining room, great room, mudroom, kitchen, all bathrooms, and laundry room. The exterior features low-maintenance vinyl siding with shake accents, a stone skirt, dimensional roof shingles, and a front door painted in Sherwin Williams "Sea Serpent" with a transom window and smart keypad access to the home. Situated on a .64 acre lot, this home also includes a three-car front-loading garage, is Energy Plus certified, and is backed by a 1-2-10-year builder in-house warranty.

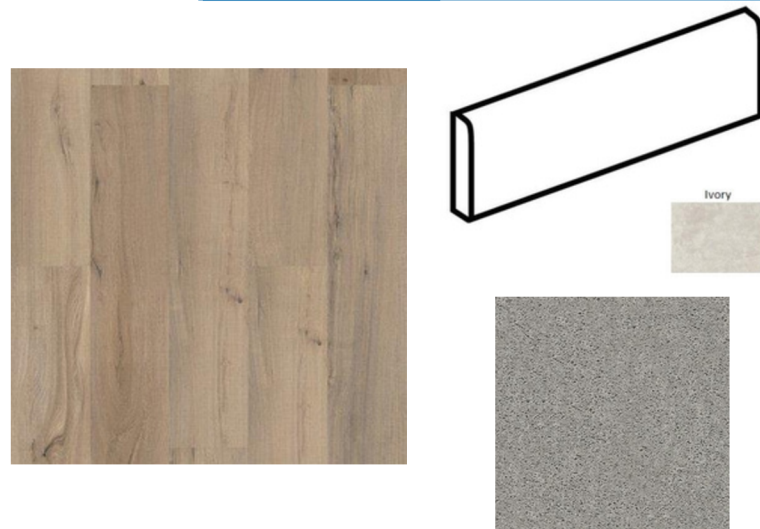
KITCHEN



BATHROOM



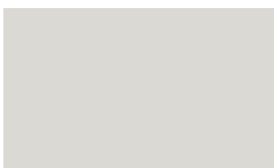
FLOORING



EXTERIOR



PAINT



LIGHTING



KITCHEN

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

BATHROOM

- Niagara Quartz Countertops Brushed Nickel Brantford Bath Sink Fixture
- Brushed Nickel BP9161196195 Pulls
- AR04 w/ #93 Fossil Grout Ceramic Tile Shower Surround
- Fairmont White Flat Panel Cabinets
- 36" x 60" Fiberglass Shower Layout in Primary Bath

FLOORING

- LVP Optimum Plus - Driftwood #1056 (Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast, Powder Room, Hall #1, Primary Bath, Bath #2, Laundry)
- Graceful Finesse Concrete Carpeting

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

INTERIOR PAINT & TRIM

- Primary Interior Color: First Star SW7646 w/ Matching Ceiling

LIGHTING

- Seville Brushed Nickel Package
- 2 Pendants over Kitchen Bar
 - Model: 6537001-962
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package Painted Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Tapered Columns with Stone Base
- Norris Grey Stack Facade
- Everest Vinyl Body Siding
- English Wedgewood Vinyl Accent Shake
- White Exterior Trim
- 4 over 1 White Windows
- White Sonoma Garage Doors w/ Spear Style Decorative Hardware
- White Gutters
- Sod Location: Front Only

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$363,743

Elevation C	\$0,000
Optional 3rd Car Garage	\$16,500
Optional Rear Covered Porch – 10’ x 12’	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$15,207

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Raised/Elongated Toilet (x2- Powder Room, Bath #2)
- 6-Panel Front Door & 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 Doors (x2)
- Kitchen - Add 42" Wall Cabinets
- Add 2 ¼" Crown to Standard Cabinet Layout
- Primary Bath - Adult Height Vanity
- Add 12" Stack of Drawers to Primary Bath Vanity
- Kitchen Level 2 Granite
- Upgrade all Vanity Bowls to Square Bowls
- Level 1 Fireplace Mantel
- Level 1 Fireplace Surround (No Hearth)
- LVP Lvl 1 ILO Lvl 1 Carpet - Great Room
- LVP Lvl 1 ILO Lvl 1 Carpet - Formal Dining Room
- LVP Lvl 1 ILO Lvl 1 Vinyl - Kitchen/Breakfast
- LVP Lvl 1 ILO Lvl 1 Vinyl - Powder Room
- LVP Lvl 1 ILO Lvl 1 Carpet - Hall #1
- LVP Lvl 1 ILO Lvl 1 Vinyl - Primary Bath
- LVP Lvl 1 ILO Lvl 1 Vinyl - Bath #2
- LVP Lvl 1 ILO Lvl 1 Vinyl - Laundry
- Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
- Upgrade to Front Door Handleset
- Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$42,157

TOTAL SALES PRICE: \$405,900

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