

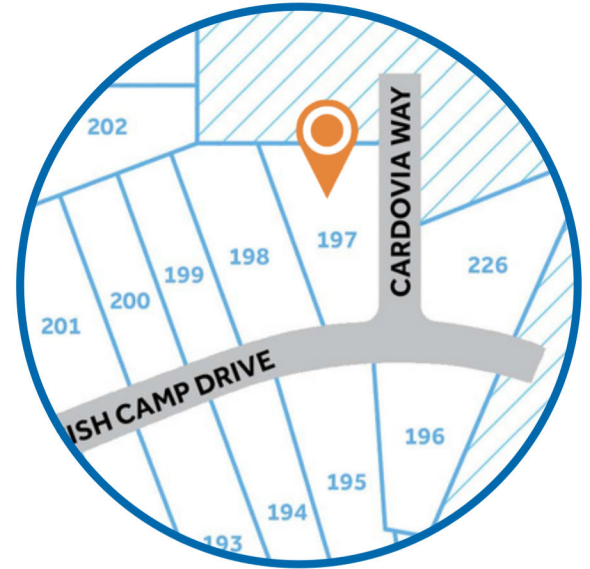
# • MAGGIE WAY •

**HOMESITE 197**  
262 Cardovia Way  
Wendell, NC

## THE RIVERMIST HOMEPLAN

ELEVATION C

2,695 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



.76 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!

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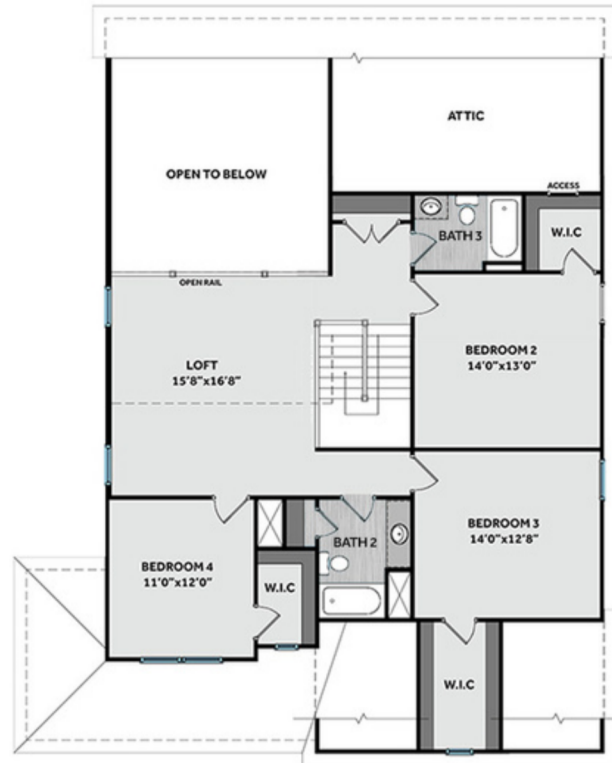
Photos, Options,  
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This beautiful two-story home features a spacious great room with a second-floor catwalk overlooking a gas log fireplace with a decorative mantle and granite surround in "Absolute Black". The formal dining room, painted in Sherwin William's "Gale Force," features two-piece crown molding and picture frame wainscoting, adding a touch of elegance. The kitchen features an island with bar seating, "Trigato" quartz countertops, white shaker cabinets, an "Arctic White" subway tile backsplash in a brick pattern, and a sink overlooking the great room, while stainless steel appliances, including a microwave, dishwasher, and smooth-top range, complete the space. A rear covered porch is easily accessible through the great room, perfect for indoor-outdoor living. The first-floor primary suite boasts a tray ceiling with crown molding and two separate walk-in closets while the primary bathroom features dual sinks with a quartz countertop in "Niagara," white shaker cabinets with a center drawer stack, a walk-in shower with tile surround, a separate garden tub, a private water closet, and a linen closet. For added convenience, the main level also includes a half bath with a pedestal sink and oval mirror, along with a mudroom—equipped with washer/dryer connections—that leads directly to the garage. Upstairs, a spacious family loft with a storage closet welcomes you at the top of the stairs. The second floor also includes three additional bedrooms, each with walk-in closets, and hall access to two full bathrooms, both featuring vanities, tub/shower combinations with tile surround, and a linen closet in bathroom #2. Durable LVP flooring extends through the foyer, dining room, great room, kitchen, mudroom, and all bathrooms. The exterior showcases low-maintenance vinyl siding with shake accents and a stone skirt, while the dimensional roof shingles add visual appeal. The front door, painted in Sherwin Williams "Poinsettia," includes a transom window that provides additional natural lighting to the foyer, with smart keypad access for convenience. Situated on a spacious .76-acre corner lot, this home boasts a two-car side-loading garage, a fenced-in yard, Energy Plus Certification, and a 1-2-10 year builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont



Color:  
White



## EXTERIOR

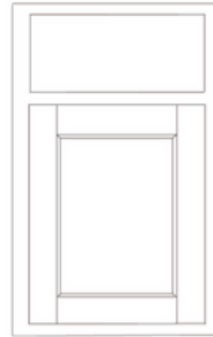


## PAINT

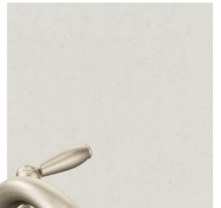


## BATHROOM

Door Style:  
Fairmont



Color:  
White



## FLOORING



## LIGHTING



## KITCHEN

- 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 Trigato Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White 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

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Niagara 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, and Bath #3
- Upgraded Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout on Primary Fiberglass Shower Surround and ARO4 12x12 w/ #93 Fossil Grout on Garden Tub Surround
- 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, Primary Bath, Bath #2, Bath #3, Laundry
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Accent Color: Gale Force SW7605
- Tray Ceiling in Primary Suite
- Level 1 Picture Frame Style Wainscot and 2 Piece Crown Molding in Formal Dining Room
- Level 1 Stair Rails - All Available Areas

## 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 Surround

## EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Dakota Handleset
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray Stack Facade
- White Vinyl Body Siding
- White Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Sonoma Garage Door with Stockbridge Window Inserts and Hardware
- Black Gutters



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LOT 197 | ELEVATION C

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## DESIGN OPTIONS SUMMARY

### STRUCTURAL

BASE HOUSE PRICE: \$478,895

Optional Rear Covered Porch - 12' x 10'	\$8,800
Optional Side Load Garage (On Corner Lot, Driveway up to 30')	\$2,750
Optional Gas Fireplace on Interior Wall	\$2,310
Optional Secondary Bathroom (3rd Bath)	\$5,696

### DESIGN CENTER OPTIONS \$31,899

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Raised/Elongated Toilet - Secondary Bath (x3- Powder Room, Bath #2, Bath #3)
- Upgrade to Gerber Blaze Pedestal Sink in Powder Room
- 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 Door (x1)
- Add Decorative Glass & Inserts to 16x7 Door
- Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
- Add 2 Piece Crown Moulding - Formal Dining Room
- Level 1 Rails All Available
- 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 / Breakfast Area, Hall #1, Powder Room, Primary Bath, Bath #2, Bath #3, Laundry
- Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
- Canfield Lighting Package Brushed Nickel (Whole House)
- Upgrade to Front Door Handleset
- Stainless Steel Electric Range, Microwave and Dishwasher

### TOTAL OPTIONS ADDED

\$51,455

TOTAL SALES PRICE:\$529,900

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