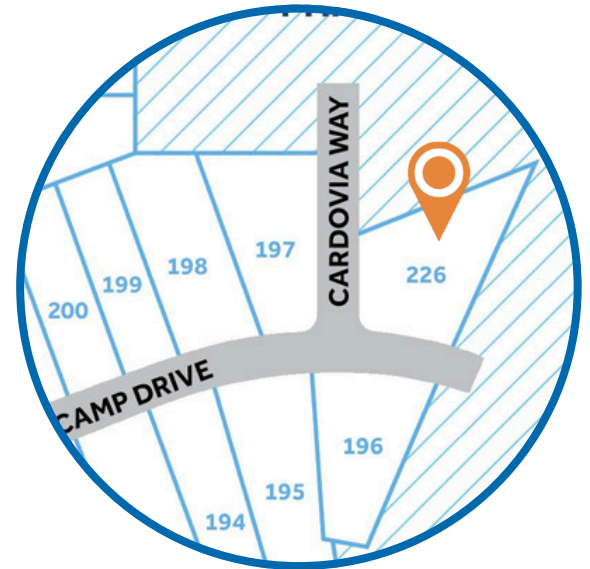


MAGGIE WAY

HOMESITE 226
275 Cardovia Way
Wendell, NC

THE BLADEN HOMEPLAN

ELEVATION C
3,107 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



.82 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

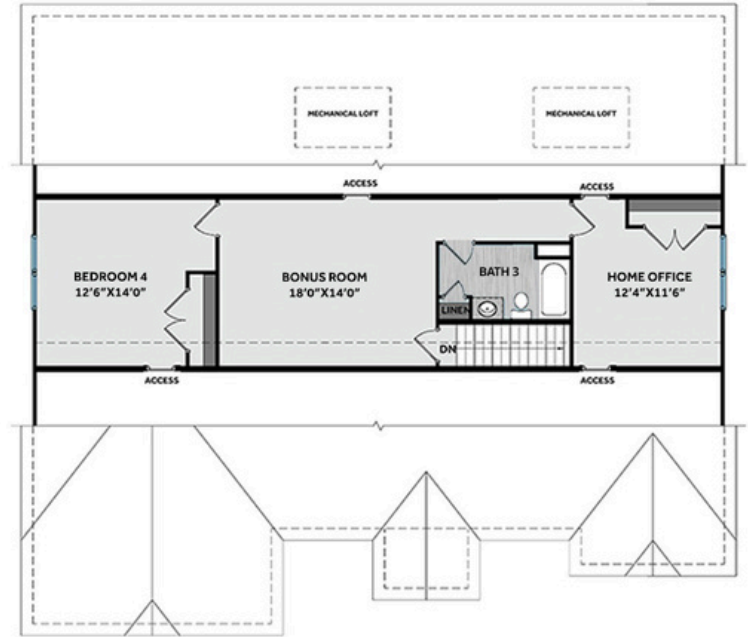
info@cavinessandcates.com



Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:





Upon entering the home, you are welcomed by a warm and inviting foyer, where a formal dining room—painted in Sherwin Williams "Rare Gray" with two-piece crown molding and picture frame wainscoting—sits across from a versatile flex room, creating a balanced and welcoming entryway. The foyer opens into the spacious great room, where a corner gas log fireplace with a decorative mantel and "Absolute Black" granite surround serves as a focal point. The open-concept kitchen overlooks the great room and breakfast area, featuring an island, white shaker cabinets, "Trigato" quartz countertops, subway tile backsplash in "Arctic White" set in a brick pattern, and a suite of stainless-steel appliances—including a microwave, dishwasher, and smooth top range—while offering easy access to the rear covered porch through the breakfast area. The first-floor primary suite offers a private retreat with a tray ceiling and crown molding, while the en-suite bathroom includes a dual vanity with a center drawer stack, white shaker cabinets, a "Simply White" quartz countertop, a walk-in shower with tile surround, a linen closet, and a spacious walk-in closet. Also on the first floor are two additional bedrooms, each with walk-in closets and hallway access to a full bathroom featuring a vanity, a tub/shower combination, and a linen closet. Conveniently located near the garage entrance, the laundry room features washer/dryer connections along with built-in bench and cubbies for added storage and organization. The second floor expands the home's living space with an additional bedroom, a bonus room, a home office, and a full bathroom with a vanity, a tub/shower combination with a tile surround, and a linen closet. Durable luxury vinyl plank flooring extends throughout the foyer, formal dining room, flex room, great room, kitchen/breakfast area, mudroom, and all bathrooms, ensuring both style and easy maintenance. Designed for lasting curb appeal, the exterior features low-maintenance vinyl siding with shake accents, a stone skirt, and dimensional roof shingles. The spacious front porch is highlighted by a front door painted in Sherwin Williams "Iron Ore," with a transom window that fills the foyer with natural light and a smart keypad entry system for modern convenience. Situated on a spacious .82-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

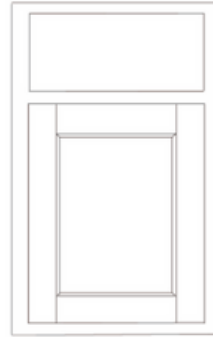


Color:
White



BATHROOM

Door Style:
Fairmont



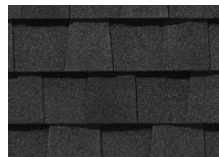
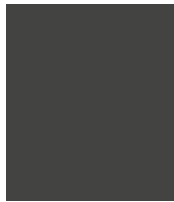
Color:
White



FLOORING



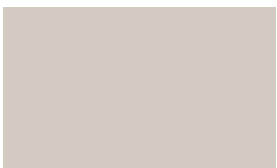
EXTERIOR



LIGHTING



PAINT



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 Chrome Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Bath #2, and Bath #3
- CS22 w/ #90 Light Pewter Grout on Primary Fiberglass Shower Surround
- CS22 w/ #90 Light Pewter Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- House - Fireside Brown #940 LVP in Foyer, Great Room, Formal Dining Room, Flex Room, Kitchen / Breakfast Area, Hall #1, Primary Bath, Bath #2, Bath #3, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Accent Color: Rare Gray SW6199
- Tray Ceiling in Primary Suite
- Level 1 Picture Frame Style Wainscot and 2 Piece Crown Molding in Formal Dining Room
- Bench and Cubby (Drop Zone) 4" Wide-Laundry

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 3 Zire One Light Pendants over Kitchen Bar
 - Model: 6590301-962
- 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: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Grey Stack Facade
- Sage Vinyl Body Siding
- Scottish Thistle Shake
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 4 White Windows
- White Ranch Garage Door with Stockton II Window Inserts and Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE PRICE: \$514,137

Optional Full Front Porch	\$10,710
Optional Rear Covered Porch - 10' x 12'	\$8,800
Optional Side Load Garage (On Corner Lot, Driveway up to 30')	\$2,750
Optional Primary Bath #1 w/ 36" x 60" Fiberglass Shower Insert (Configuration)	\$495
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$31,808

Raised/Elongated Toilet - Secondary Bath (x2- Bath #2, Bath #3)
 6-Panel Front Door & Transom Package
 Kitchen Pendant Lights: Zire One Light Pendant - 6590301-962 (x3- 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
 Add Bench and Cubby (Drop Zone) 4' WIDE - Laundry
 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, Flex Room, Kitchen / Breakfast Area, Hall #1, 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

\$56,213

TOTAL SALES PRICE:\$569,900

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