



HOMESITE 186

246 Pretty Run Branch Lane
Wendell, NC

THE BRUNSWICK HOMEPLAN

ELEVATION C

2,355 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.52 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

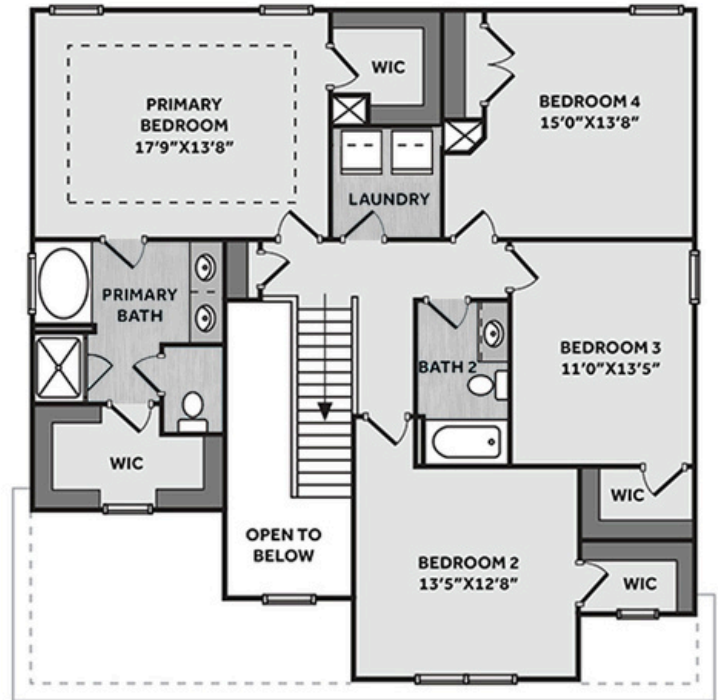
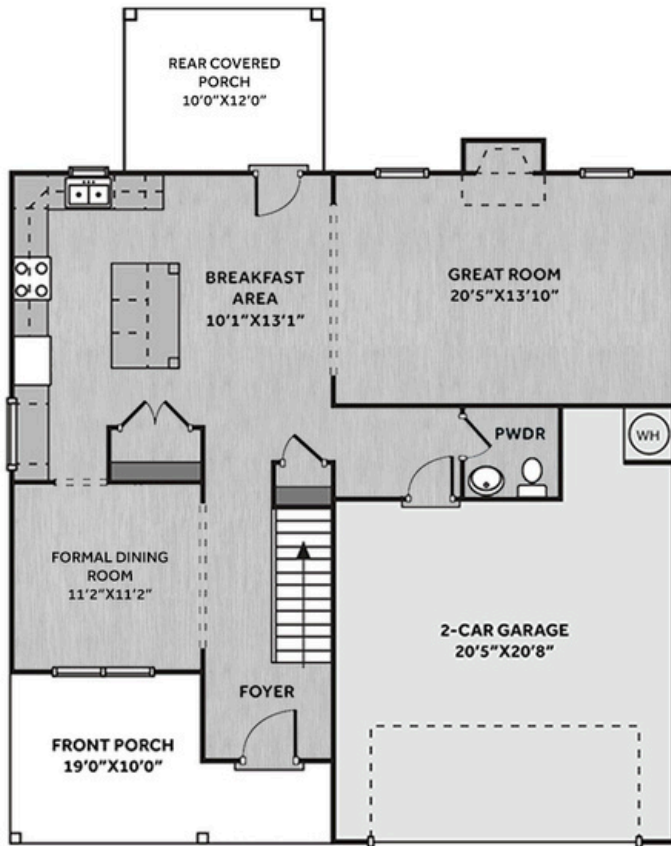


Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



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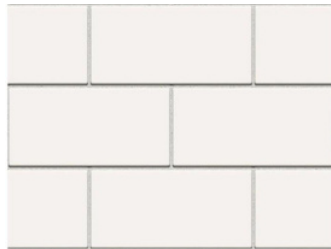
This beautifully designed home features a spacious great room with a gas log fireplace with black granite surround and a mantel, and access to a rear covered porch through the breakfast area—perfect for outdoor relaxation. The kitchen features a spacious island, "New Willow White" quartz countertops, white subway tile backsplash, white shaker cabinets, walk-in pantry, built-in desk, and a stainless-steel microwave, dishwasher, and smooth top range. A formal dining room, painted in SW "Software," features two-piece crown molding and picture frame wainscoting. A nearby half-bath sits by the garage entry. Upstairs, the primary suite boasts a tray ceiling, crown molding, two walk-in closets, and an en-suite bath with a white dual sink vanity with a center drawer stack and "Niagara" quartz countertop, a garden tub, a separate walk-in shower, and a private water closet. Three additional bedrooms on the second floor share a full hall bath with a vanity and tub/shower combination. LVP flooring runs throughout the main living areas. The inviting front porch, with a door painted in SW "Black Magic," features a transom window, sidelights, and smart keypad entry. Exterior details include vinyl siding with shake and board and batten accents, stone skirt, and dimensional roof shingles. 2-car garage. Fiber Optic Internet availability. Energy Plus Certified with a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont

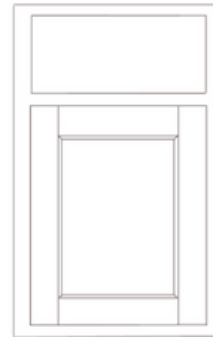


Color:
White



BATHROOM

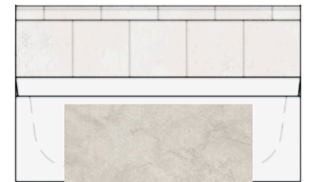
Door Style:
Fairmont



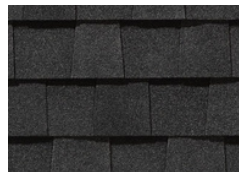
Color:
White



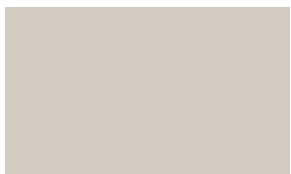
FLOORING



EXTERIOR



PAINT



LIGHTING





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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 New Willow White 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
- 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 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Accent Color: Software SW7074
- Tray Ceiling in Primary Suite
- Level 1 Picture Frame Style Wainscot and 2 Piece Crown Molding in Formal Dining Room
- Level 1 Stair Rails - First Floor

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
 - Model: 5192603-962
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

EXTERIOR

- 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Dakota Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray LedgeStone Facade
- Everest Vinyl Body Siding
- Everest Board & Batten Accent
- English Wedgewood Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door with Window Inserts and Hardware
- White Gutters



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DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C

Optional Rear Covered Porch - 10' x 12'

Optional Gas Fireplace on Exterior Wall

BASE HOUSE PRICE: \$448,500

Standard

\$8,800

\$1,650

DESIGN CENTER OPTIONS \$30,973

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)

Raised/Elongated Toilet - Secondary Bath (x2- Powder Room, Bath #2)

Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room

6-Panel Front Door, 2 ½ Light Sidelights & Transom Package

Kitchen Pendant Lights: Dianna Three Light Mini Lantern - 5192603-962 (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 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 1st Floor

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, 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

\$41,423

TOTAL SALES PRICE:\$489,923

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