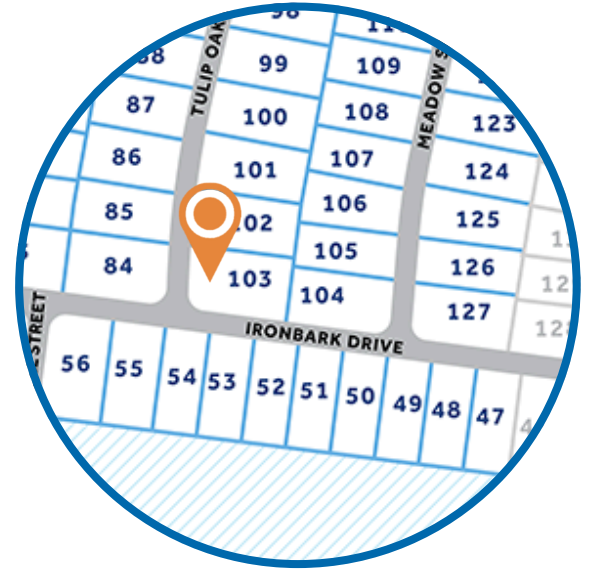


# Brookstone Village

**HOMESITE 103**  
 347 Tulip Oak Drive  
 Raeford, NC

## THE ABERDEEN HOMEPLAN

ELEVATION C  
 2,234 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



.217 ACRE

Find your place to call home in Brookstone Village! This gated community is in a prime location just off HWY 401 in the Raeford area, minutes from every resource and activity! Just around the corner, you will find First Health Moore Regional Hospital and First Health Convenient Care. Find fitness opportunities at Fit4Life Health Club and CrossFit Raeford. Try indoor Skydiving at Paraclete XP, let the kids jump and explore at JP's Jump Masters indoor trampoline park, or get the family together at the local Round-A-Bout Skating Center! You are also just down the road from multiple grocery stores, shopping centers, and restaurants.

**NEW HOME SPECIALISTS**  
 910.405.8311  
[info@cavinessandcates.com](mailto:info@cavinessandcates.com)



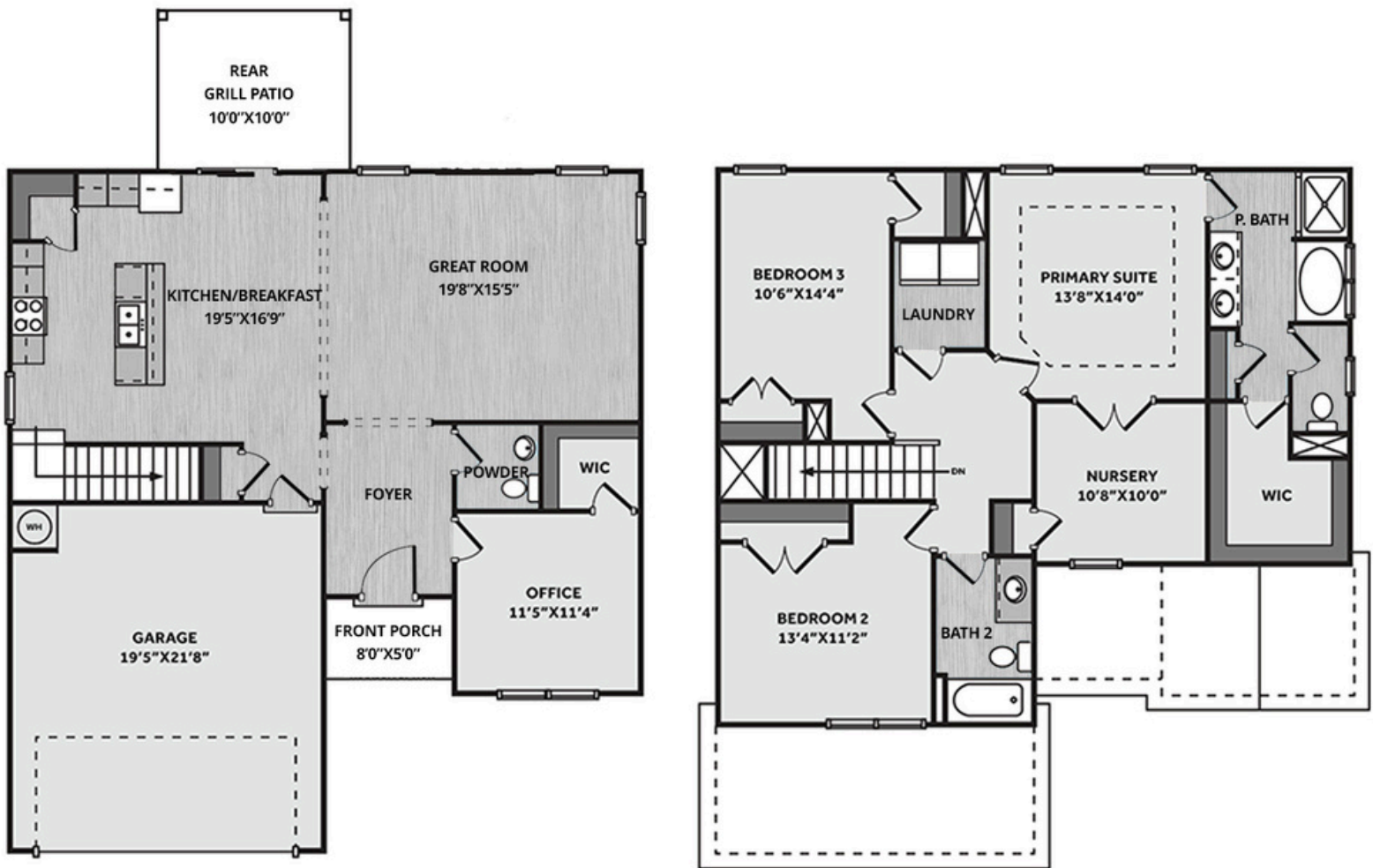
Photos, Options,  
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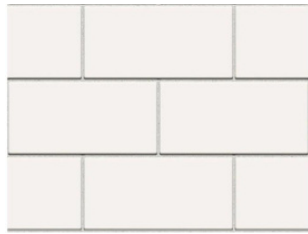
This beautiful home features a spacious great room seamlessly connected to the kitchen, creating a warm and inviting atmosphere. Off the foyer, a first-floor home office with a walk-in closet provides a quiet and functional workspace, while a conveniently located half-bath adds extra convenience. The eat-in kitchen is thoughtfully designed with an island featuring a sink that overlooks the great room, "Santa Cecilia Light" granite countertops, white shaker cabinets, an "Arctic White" subway tile backsplash in a classic brick pattern, and a corner pantry offering ample storage, while the breakfast area provides access to the grill patio through sliding glass doors, and stainless-steel appliances—including a microwave, dishwasher, and smooth-top range—complete the space.

The primary suite is a private retreat, boasting a tray ceiling, crown molding, and French door access to an adjoining nursery, while its spacious en-suite bath features a dual vanity with a "Simply White" quartz countertop, white shaker cabinets, a private water closet, a garden tub, a separate walk-in shower with a tile surround, a linen closet, and durable luxury vinyl plank (LVP) flooring, along with direct access to a generous walk-in closet. Upstairs, two additional bedrooms share hall access to a full bathroom, complete with a white vanity, a tub/shower combination with a tile surround, and LVP flooring. The nearby laundry room, conveniently located near all bedrooms, includes washer/dryer connections and LVP flooring. Luxury vinyl plank flooring extends throughout the foyer, great room, and kitchen/breakfast area for durability and style. The home's exterior features low-maintenance vinyl siding with shake accents, a stone skirt, and dimensional roof shingles, while the front door, painted in Sherwin Williams "Iron Ore," is enhanced by a transom window above. Situated on a corner lot, this home includes a two-car front-loading garage, fiber optic internet availability, an Energy Plus Certification, and is backed by a 1-2-10-year builder in-house warranty.

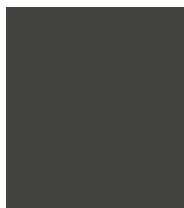
**KITCHEN**

Door Style:  
Fairmont

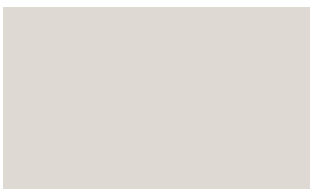
Color:  
White



**EXTERIOR**



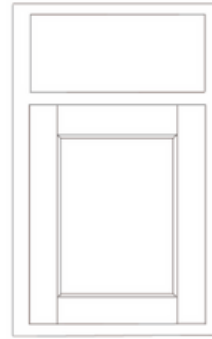
**PAINT**



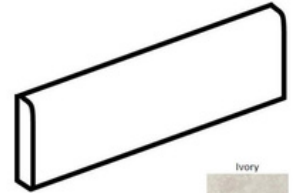
**BATHROOM**

Door Style:  
Fairmont

Color:  
White



**FLOORING**



**LIGHTING**



## KITCHEN

- 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 Santa Cecilia Light 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 Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Simply White Quartz Square Bowl Countertops w/ Brantford Chrome Bath Sink Fixture
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Garden Tub and Fiberglass Shower Layout
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround & ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout Ceramic Tile Surround in Bath #2

## FLOORING

- LVP Optimum Plus - Wild Dunes #7089 (Foyer, Great Room, Kitchen/Breakfast, Powder Room, Primary Bath, Bath #2, Laundry)
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Primary Interior Color: City Loft SW7631 w/ Matching Ceiling

## LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-962

## EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Dakota Handleset
- Front Door Painted: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Norris Grey Stack Stone Facade
- Scottish Thistle Vinyl Body Siding
- Scottish Thistle Vinyl Accent Shake
- White Exterior Trim
- 4 over 1 White Windows
- White Sonoma Garage Door w/ Spear Style Decorative Hardware
- White Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Elevation C

Optional Patio - 10' x 10'

BASE PRICE: \$354,964

Standard

\$1,000

### DESIGN CENTER OPTIONS \$8,936

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

6-Panel Front Door & Transom Package

Full View Vinyl 2-Panel Slider

Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603 (x2- Over Kitchen Island)

Add Smart Keypad Deadbolt Front Door

Add Spear Style Decorative Hardware to Garage Door

Primary Bath - Adult Height Vanity

Kitchen Level 2 Granite

Upgrade all Vanity Bowls to Square Bowls

LVP Lvl 1 - Foyer, Great Room, Kitchen/Breakfast, Powder Room, Primary Bath, Bath #2, Laundry

Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic

Upgrade to Front Door Handleset

Stainless Steel Electric Range, Microwave, and Dishwasher

### TOTAL OPTIONS ADDED

\$9,936

TOTAL SALES PRICE: \$364,900