



TUCKER HILL FARM

HOMESITE 1

2809 Tucker Hill Drive
Grimesland, NC

THE CLARION HOMEPLAN

ELEVATION C

1,942 SQFT | 3 BR | 2 BA | 2 CAR GARAGE



1.44 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,
Virtual Tours & More

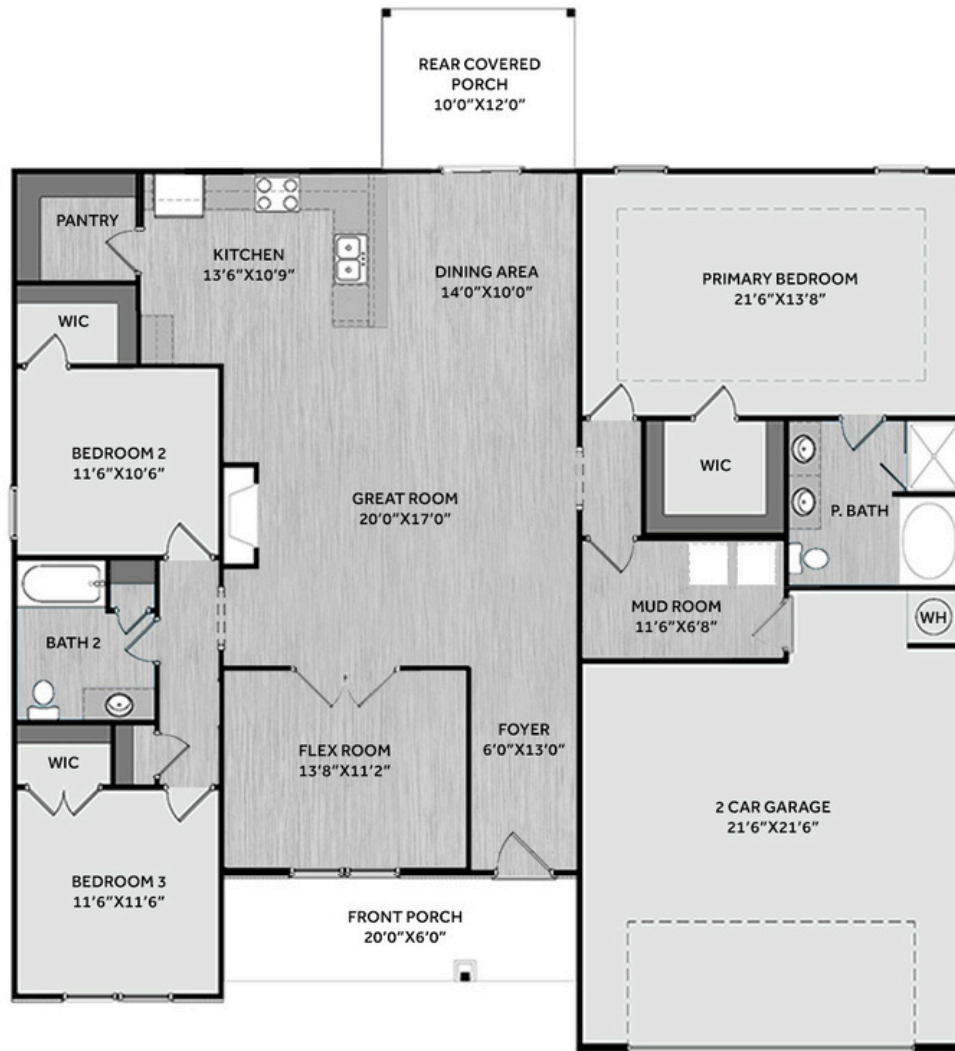
SALES AND MARKETING BY:



TYRE REALTY GROUP



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Enter through a spacious covered front porch into the foyer that opens to the great room, featuring a gas log fireplace with a mantel and black granite surround. Just off the great room is a versatile flex room with French door access. The open kitchen includes bar seating, granite countertops in "Giallo Ornamental Guidoni," white shaker cabinets, white subway tile backsplash, pantry, and stainless-steel appliances, including a stainless-steel dishwasher, microwave, and gas range. Sliding glass doors in the dining area leads to a covered rear porch. The primary suite offers a tray ceiling with crown molding, a large walk-in closet, and a bathroom featuring a dual sink vanity with a center drawer stack and "Simply White" quartz countertops, a walk-in shower, and a garden tub. Two additional bedrooms, each with walk-in closets, share a full hall bath with a vanity, tub/shower combo, and linen closet. A mudroom is located at the garage entry. Durable LVP flooring runs throughout the main living areas. Set on a 1.44-acre homesite, this home features low-maintenance vinyl siding with board and batten accents, shake details, a stone skirt, and dimensional roof shingles. The front door is painted in SW "Iron Ore" and features a transom window. This home includes a 2-car garage and an Energy Plus certification with a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont



Color:
White



BATHROOM

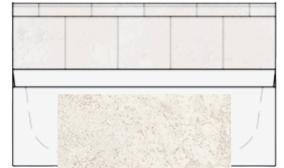
Door Style:
Fairmont



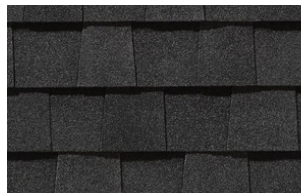
Color:
White



FLOORING



EXTERIOR



LIGHTING



PAINT



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 Giallo Ornamental Guidoni Granite 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 and 2 1/4" Crown on Kitchen Cabinets
- Ferguson/Frigidaire Natural Gas Stainless Steel Appliances (Dishwasher, Gas Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Simply White 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 and Bath #2
- CS22 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround and CS22 12x12 w/ #90 Light Pewter Grout Ceramic Tile Garden Tub Surround
- CS22 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Wild Dunes #7089 LVP in Foyer, Great Room, Flex Room, Kitchen/Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Bar
 - Model: P1308BS
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround (No Hearth)

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Sage Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- Scottish Thistle Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$363,000

Elevation C

Standard

Optional Rear Covered Porch – 10' x 12'

\$8,800

Optional Gas Fireplace on Interior Wall

\$2,310

DESIGN CENTER OPTIONS \$15,840

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

Raised/Elongated Toilet (x1 – Bath #2)

6-Panel Front Door & Transom Package

Kitchen Pendant Lights: Feiss Tabby One Light Pendant – P1308BS (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

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 Level 1 – Foyer, Great Room, Flex Room, Kitchen/Dining Area, Hall #1, Hall #2,

Primary Bath, Bath #2, Laundry

Kitchen Backsplash: 3x6 Subway Tile – Color Wheel Classic

Upgrade to Front Door Handleset

Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$26,950

TOTAL SALES PRICE: \$389,950

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