

Brookstone Village

HOMESITE 112

152 Meadow Sage Street
Raeford, NC

THE CARDINAL HOMEPLAN

ELEVATION C

1,784 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE W/
GARAGE STORAGE / WORK AREA



.177 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



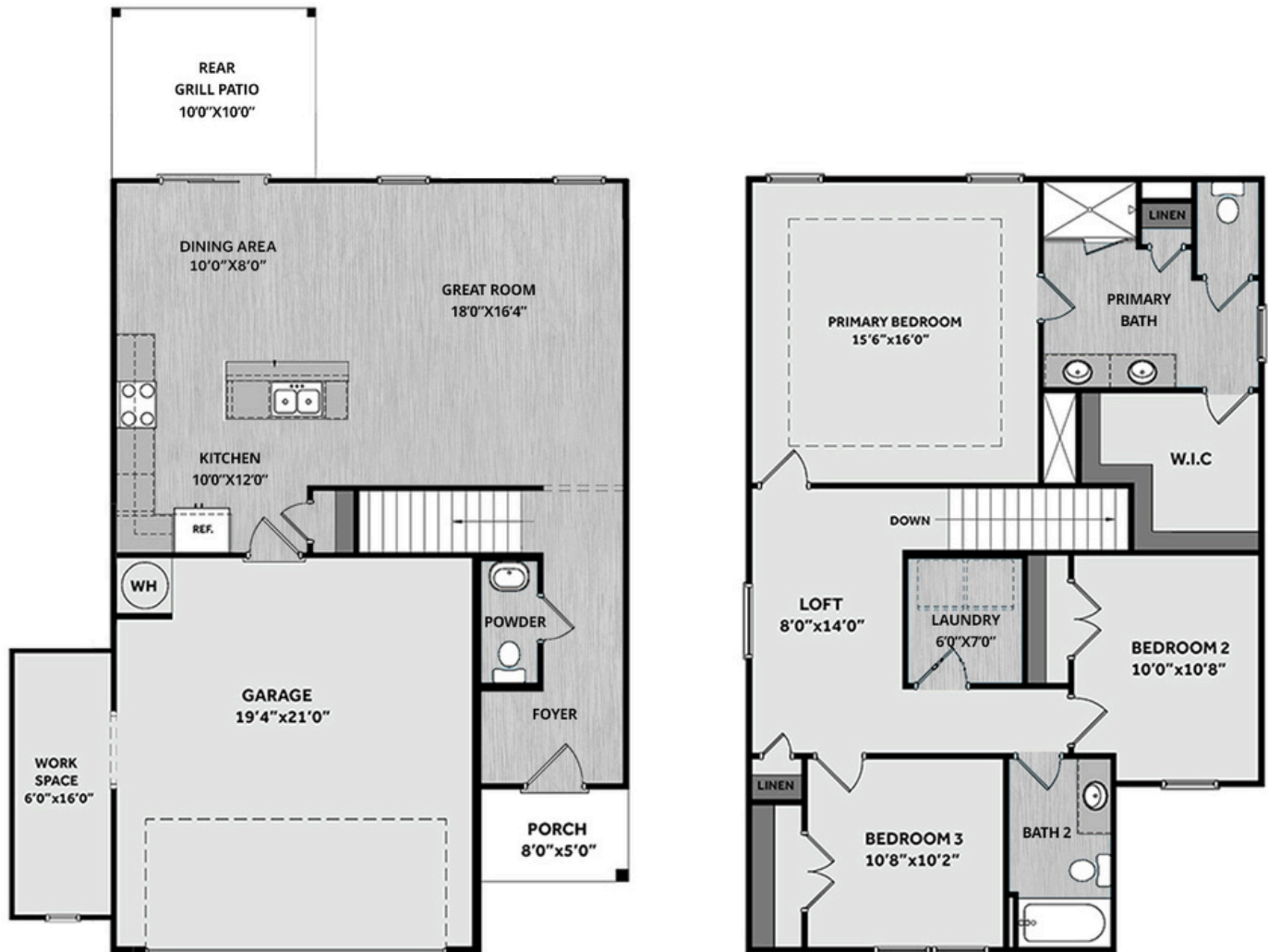
Photos, Options,
Virtual Tours & More



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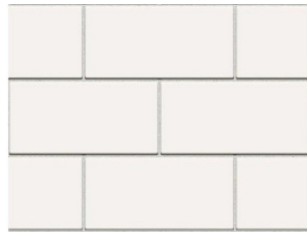


Step into the inviting foyer, where a conveniently located powder room sits just off to the side, before leading you into the spacious great room. The open great room seamlessly connects to the kitchen, and dining area creating an open and inviting living space. The kitchen boasts an island with a sink overlooking the dining area, "Luna Pearl" granite countertops, white shaker cabinets, and a pantry, all complemented by stainless steel appliances, including a microwave, dishwasher, and smooth-top range. Adjacent to the kitchen, the open dining area provides easy access to the grill patio through sliding glass doors, perfect for indoor-outdoor living. Upstairs, the primary suite offers a private retreat with a tray ceiling and crown molding, while its en-suite bathroom features a dual-sink vanity with white shaker cabinets and a "Niagara" quartz countertop, a private water closet, a linen closet, a walk-in shower with a tile surround, durable luxury vinyl plank (LVP) flooring, and a spacious walk-in closet. A second-floor loft provides additional flexible living space as well as a linen closet, while two additional bedrooms share a full hall bathroom featuring a vanity, a tub/shower combination with a tile surround, and LVP flooring. The laundry room, complete with washer/dryer connections and LVP flooring, is also conveniently located on the second floor. Durable luxury vinyl plank flooring extends throughout the first floor, enhancing both style and functionality. The exterior showcases low-maintenance vinyl siding with shake accents, a stone skirt, and dimensional roof shingles. A bold Sherwin Williams "Poinsettia" front door with a transom window adds character and curb appeal. Additional highlights include a two-car front-loading garage with a dedicated work area, an Energy Plus Certification, a 1-2-10-year builder in-house warranty, and fiber optic internet service availability.

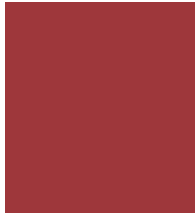
KITCHEN

Door Style:
Fairmont

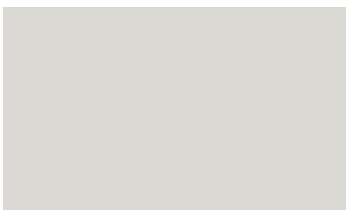
Color:
White



EXTERIOR



PAINT



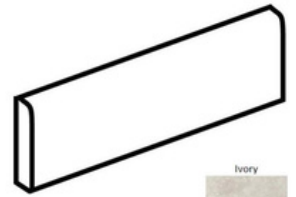
BATHROOM

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 BP20576195 Pulls
- 1/2 Bullnose Edge Luna Pearl 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

- Niagara Quartz Square Bowl Countertops w/ Brantford Chrome Bath Sink Fixture
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- 36" x 60" Fiberglass Shower Layout
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround
- ARO4 w/ #93 Fossil Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Lighthouse #5091 (Foyer, Great Room, Kitchen/Breakfast, Powder Room, Primary Bath, Bath #2, Laundry)
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Primary Interior Color: First Star SW7646 w/ Matching Ceiling

LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)
- 2 Arilda One Light Pendants over Kitchen Island
 - Model: 6537001-962

EXTERIOR

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

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C

Optional Garage Storage/Work Area

Optional Patio - 10' x 10'

BASE PRICE: \$323,757

Standard

\$6,820

\$1,000

DESIGN CENTER OPTIONS \$8,323

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

6-Panel Front Door & Transom Package

Kitchen Pendants: Arilda One Light Pendant - 6537001-962 (x2- Over Kitchen Island)

Add Smart Keypad Deadbolt Front Door

Add Spear Style Decorative Hardware to Garage Door

Primary Bath - Adult Height Vanity

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

\$16,143

TOTAL SALES PRICE: \$339,900