

# Brookstone Village

## HOMESITE 100

307 Tulip Oak Drive  
Raeford, NC

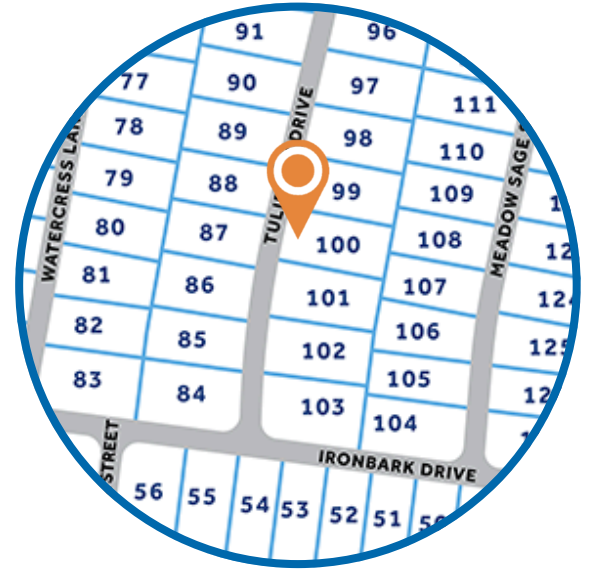
### THE PAMLICO HOMEPLAN

ELEVATION C

2,522 SQFT | 5 BR | 3 BA | 2 CAR GARAGE



\*Artistic Rendering not lot specific.  
For representation purposes only.



.206 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



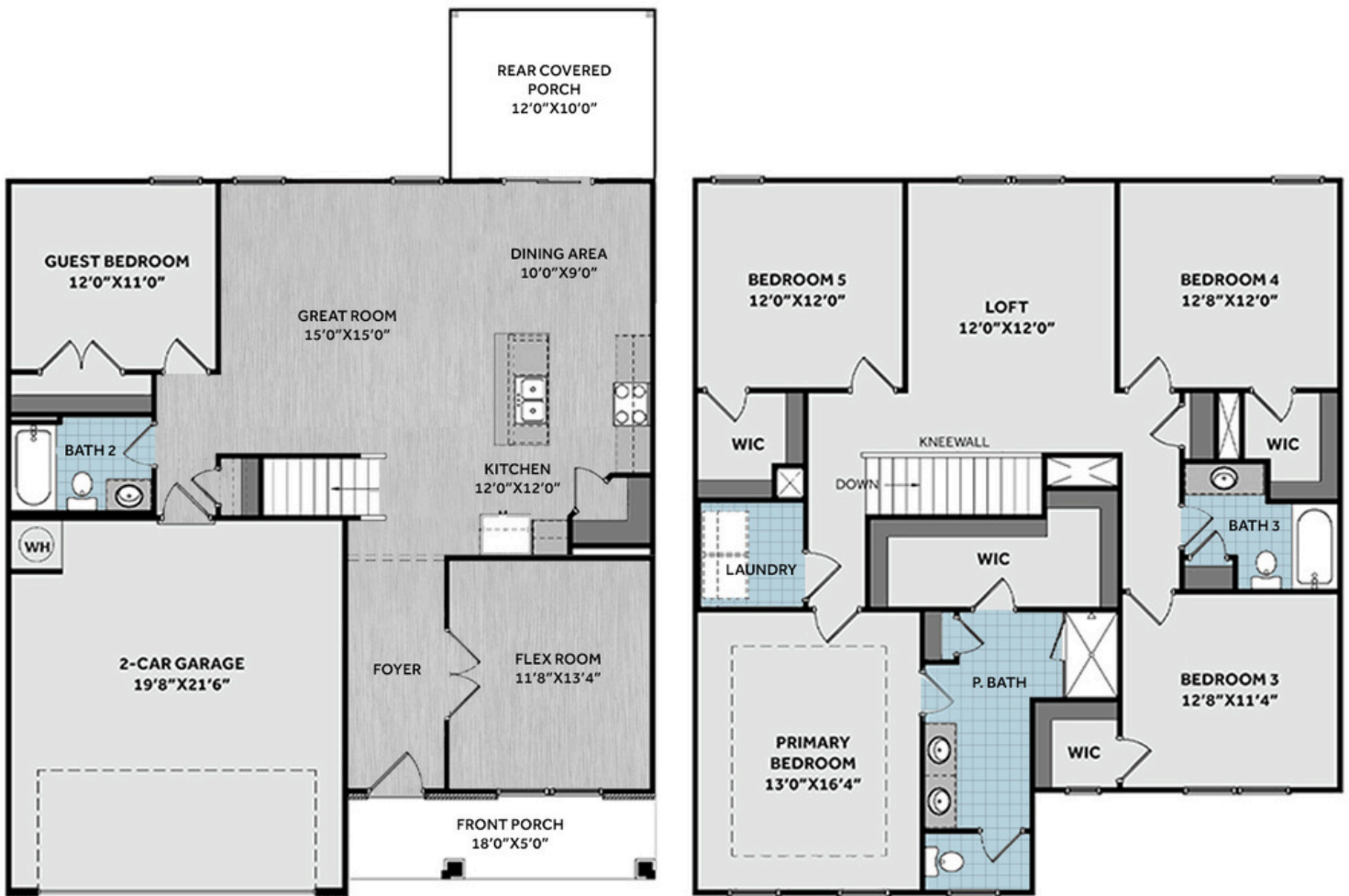
Photos, Options,  
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This thoughtfully designed home features a flex room off the foyer and durable LVP flooring throughout the main living areas. The spacious great room flows seamlessly into the kitchen and dining area. The open kitchen offers a large island overlooking the great room, "Luna Pearl" granite countertops, a corner pantry, a dining area with access to the rear covered porch, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. A first-floor guest bedroom is located near a full hall bath with a vanity and tub/shower combo. Upstairs, a versatile loft with a linen closet leads to the laundry room, a full hall bath, and three bedrooms—each with a walk-in closet. The primary suite features a tray ceiling with crown molding and a private en suite bath with a white dual sink vanity, "Niagara" quartz countertops, a walk-in shower, linen closet, a private water closet, and a walk-in closet accessible through the bathroom. Exterior highlights include vinyl siding with shake accents, a stone skirt, dimensional roof shingles, a front door painted in SW "Black Magic" with smart keypad entry, and a 2-car garage. Fiber optic internet availability, Energy Plus certification, and an in-house 1-2-10 builder warranty also included.

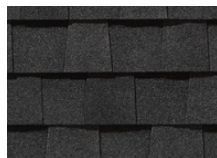
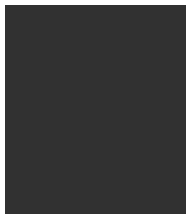
## KITCHEN

Door Style:  
Fairmont

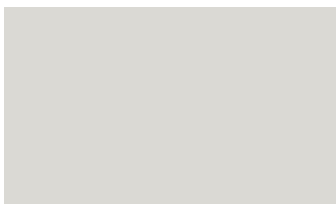
Color:  
White



## EXTERIOR



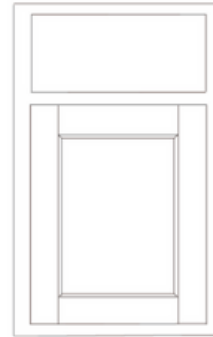
## PAINT



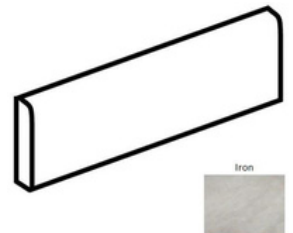
## BATHROOM

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 Luna Pearl Granite Countertops
- Standard Kitchen Layout
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Niagara Quartz Countertops w/ Brantford Chrome Bath Sink Fixture
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Fiberglass Shower Layout
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Surround in Bath #2 and Bath #3

## FLOORING

- LVP Optimum Plus - Lighthouse #5091 (Foyer, Great Room, Flex Room, Kitchen/Dining Area)
- Vinyl Streamline - Carrara White #1182 (Primary Bath, Bath #2, Bath #3, 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)

## EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door w/ Smart Keypad Deadbolt Front Door
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Norris Gray - LedgeStone Stone Facade
- Harbor Gray Vinyl Body Siding
- Harbor Gray Vinyl Accent Shake
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Elevation C

Optional Rear Covered Porch - 10'x12'

Optional Flex Room w/ French Doors

BASE PRICE: \$368,493

Standard

\$8,800

\$1,410

### DESIGN CENTER OPTIONS \$4,197

Add Smart Keypad Deadbolt Front Door

LVP Level 1 ILO Level 1 Carpet- Great Room

LVP Level 1 ILO Level 1 Carpet- Flex Room

LVP Level 1 ILO Level 1 Vinyl- Kitchen/Dining Area

Stainless Steel Electric Range, Microwave, and Dishwasher

TOTAL OPTIONS ADDED

\$14,407

TOTAL SALES PRICE: \$382,900

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