

EF ELLIOT FARMS

HOMESITE 76

512 Dawn Flower Court
Fayetteville, NC

THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE



.39 ACRE

Elliot Farms is a peaceful community conveniently located near multiple metro areas! Situated on the Northside of Fayetteville, Elliot Farms is less than 15 minutes from Fort Bragg gates. Enjoy nearby local attractions like ZipQuest Waterfall & Treetop Adventures and Peaden's Seafood Restaurant. Downtown Fayetteville is just a 20 minutes drive and offers local shopping, restaurants, and attractions like the Fayetteville Woodpeckers Baseball at Seagra Stadium, the Special Operations Museum, and the Cape Fear Botanical Garden. Drive North and you can visit downtown Lillington, Raven Rock State Park, and Campbell University in around 25 minutes. This community is just over an hour from the city of Raleigh and the RDU International airport.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More

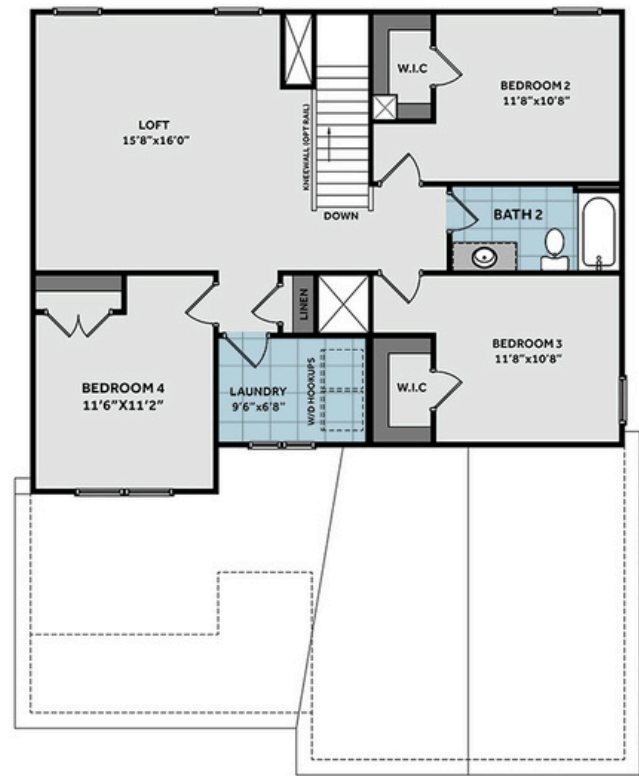


WWW.CATESBUILDING.COM



WWW.CAVINESSANDCATES.COM





Upon entering the home, you'll find a flex room just off the foyer, with the garage entry located directly across from it. The entryway also leads to a mudroom with stacked washer/dryer hookups, a base cabinet, and access to a half-bath. The kitchen offers ample countertop space with granite countertops in "Luna Pearl," a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The open great room provides easy access to the grill patio. Off the great room, the spacious first-floor primary suite offers a tray ceiling with crown molding and an en-suite bathroom with a white dual sink vanity and a "Niagara" quartz countertop, a private water closet, a linen closet, a walk-in shower, and a spacious walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom with a vanity and tub/shower combination. The exterior features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a spacious front porch with a front door painted in SW "Watery" and smart keypad entry. Other highlights include a three-car garage, Energy Plus certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

KITCHEN

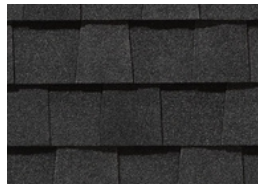
Door Style:
Fairmont



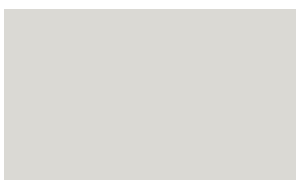
Color:
White



EXTERIOR



PAINT



BATHROOM

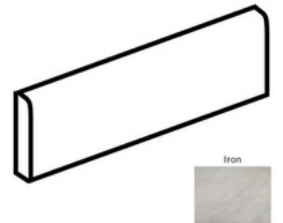
Door Style:
Fairmont



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 BP20576195 Pulls
- 1/2 Bullnose Edge Luna Pearl Granite Countertops
- Standard Kitchen Layout
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Oval Sinks
- Chrome BP9161196180 Pulls
- Fairmont White Flat Panel Cabinets
- Primary Fiberglass 36"x60" Shower
- CS23 w/ #89 Smoke Gray Grout on Primary Fiberglass Shower Surround
- CS23 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer
- Vitality #5147 Vinyl in Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Primary Interior Color Walls & Ceiling: First Star SW7646
- Tray Ceiling in Primary Suite

LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Watery SW6478
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- White Vinyl Body Siding
- White Vinyl Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Colonial Garage Doors
- Black Gutters
- Sod Location: Front and Sides

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation F

Optional 3rd Car Garage

Grill Patio 10' x 10'

BASE PRICE: \$377,048

\$1,750

\$16,500

\$1,000

DESIGN CENTER OPTIONS \$602

Add Smart Keypad Deadbolt Front Door

Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$19,852

TOTAL SALES PRICE: \$396,900