



HOMESITE 187

260 Pretty Run Branch Lane
Wendell, NC

THE CARVER HOMEPLAN

ELEVATION F

2,152 SQFT | 4 BR | 2 BA | 2 CAR GARAGE



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



.49 ACRE

Classic and understated style, coupled with an ideal location and approachable affordability lead you home to Maggie Way! Cool off by the pool or cast a line into the five-acre lake. Your community offers a spacious "Tot Lot" where kids of all ages will have room to roam and scale the brand-new playground.

Located in the peaceful rural community of Archer Lodge, Maggie Way might feel like a serene country escape, but it's only a few short minutes from the big city opportunities of Raleigh. For those who want the best of both worlds, who want big city life without being overwhelmed by it, who still love the scent of clean air and the sight of unsullied blue skies, and who want to work, play, and live their best lives in their own backyard, this is the place to be!

NEW HOME SPECIALISTS

910.405.8311

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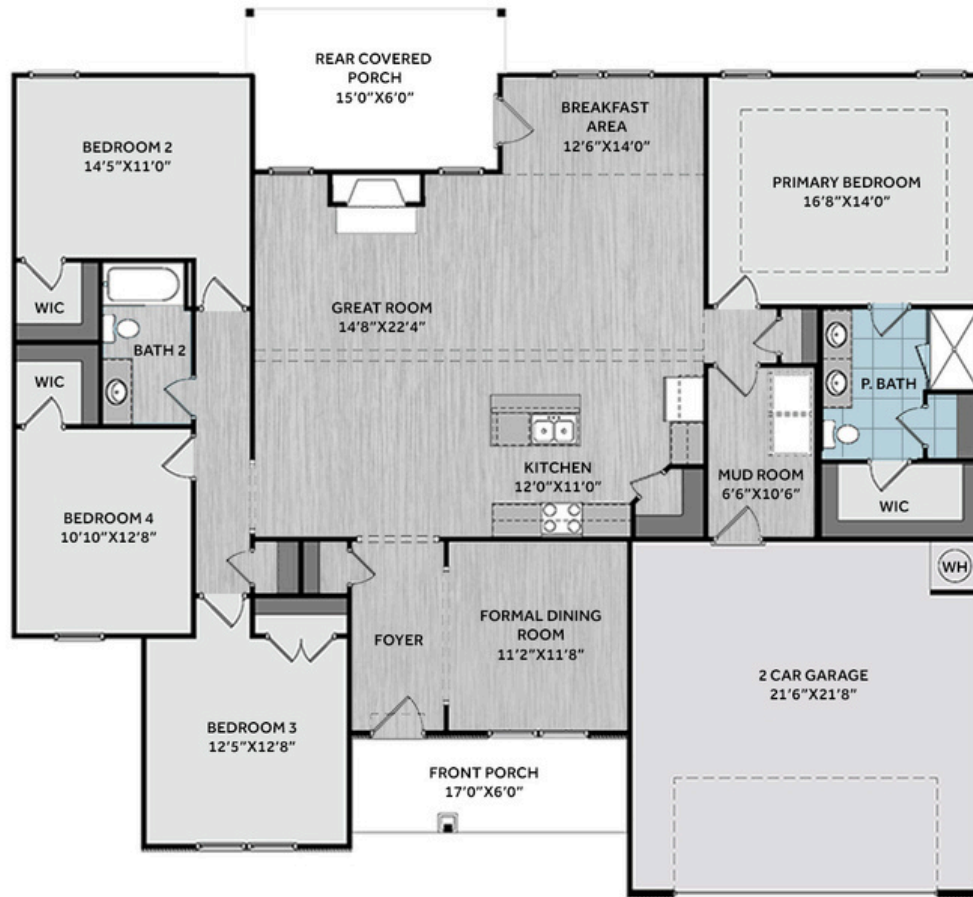
Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



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 *Subject to change without notice. See pg. 5 for full disclaimer.



This thoughtfully designed home features an open great room with a cathedral ceiling, faux beam details, and a fireplace with a decorative mantel and black granite surround. Adjacent is a breakfast area with views of the backyard and access to an extended rear covered porch—ideal for outdoor living. The kitchen blends style and function with a center island, quartz countertops in "New Willow White," white shaker cabinets, gray subway tile backsplash, a corner pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. A formal dining room sits off the foyer. The primary suite includes a tray ceiling with crown molding, and an en suite bath with a white dual sink vanity with a center drawer stack and "Niagara" quartz countertop, tile shower, linen closet, and a large walk-in closet. Three additional bedrooms share access to a hall linen closet and a full bathroom with a vanity and a tub/shower combination. A mudroom is conveniently located near the garage entry. LVP runs throughout the main living areas. Exterior highlights include vinyl siding with board and batten accents, stone facade, dimensional roof shingles, and a welcoming front porch with a SW "Outerspace" door with smart keypad entry and a transom window. This Energy Plus certified home includes a 2-car garage and a 1-2-10 builder in-house warranty.

KITCHEN



BATHROOM



FLOORING



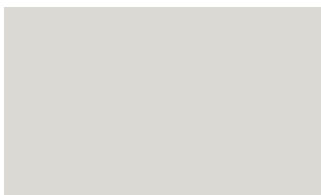
EXTERIOR



LIGHTING



PAINT



KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- ½ Bullnose Edge New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 x114 Desert Gray Glossy w/ #89 Smoke Gray Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Niagara 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
- Classic Straight Tile Pattern - Option #1 Tile Shower 36" x 60" - Wall: CS23 12x12 w/ #89 Smoke Gray Grout / Floor: LP21 2x2 w/ #89 Smoke Gray Grout
- CS23 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

FLOORING

- House - Hearthstone Gray #5234 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Hall #1, Hall #2, Bath #2, Laundry
- CS23 12x12 w/ #89 Smoke Gray Grout in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

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

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Dakota Handleset
- Front Door Painted: Outerspace SW6251
- Moire Black Dimensional Shingles
- BandSawn w/ Brackets Front Columns
- Norris Gray Ledgestone Facade
- Harbor Gray Vinyl Body Siding
- Harbor Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door with Window Inserts and Hardware
- White Gutters



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LOT 187 | ELEVATION F
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DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE PRICE: \$457,501

Optional Elevation F w/ Optional Stone	\$2,300
Optional Extended Rear Porch	\$4,550
Optional Gas Fireplace on Interior Wall	\$2,310

DESIGN CENTER OPTIONS \$31,239

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet - Secondary Bath (x1 - Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Feiss Tabby One Light Pendant - P1308BS (x2- Over Kitchen Island)
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 (x1)
Add Decorative Glass & Inserts to 16x7 Door
Kitchen - Add 42" Wall Cabinets
Add Refrigerator End Panels to Standard Cabinet Layout
Add 2 ¼" Crown to Standard Cabinet Layout
Primary Bath - Adult Height Vanity
Add 12" Stack of Drawers to Primary Vanity
Kitchen Level 1 Quartz
Upgrade all Bath Vanity Bowls to Square Bowls
Level 1 Fireplace Mantel
Level 1 Fireplace Surround
Sherwin Williams Duration Flat Paint Whole House Package
LVP Lvl 2 - Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Hall #1, Hall #2, Bath #2, Laundry
Ceramic Tile Level 1 ILO Vinyl- Primary Bath Opt. Layout
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
Level 1 Classic Straight Tile Pattern - Option #1 Tile Shower
Zire Lighting Package Brushed Nickel (Whole House)
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$40,399

TOTAL SALES PRICE: \$497,900

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