



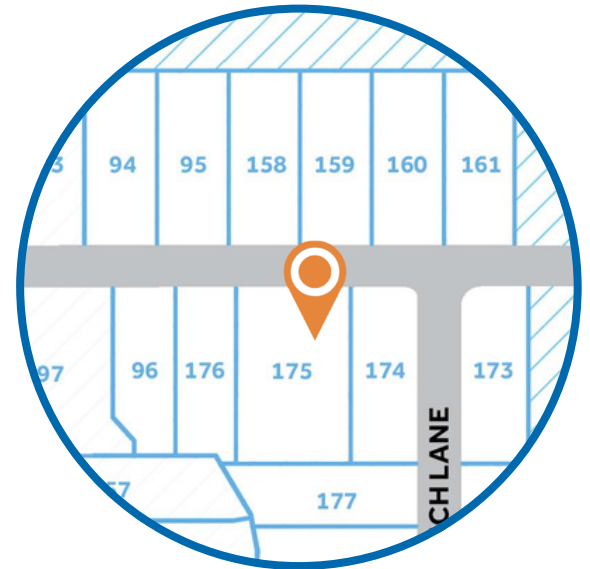
HOMESITE 175

432 East Clydes Point Way
Wendell, NC

THE GRAHAM HOMEPLAN

ELEVATION C

2,048 SQFT | 3 BR | 2.5 BA | 3 CAR GARAGE



.92 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

info@cavinessandcates.com



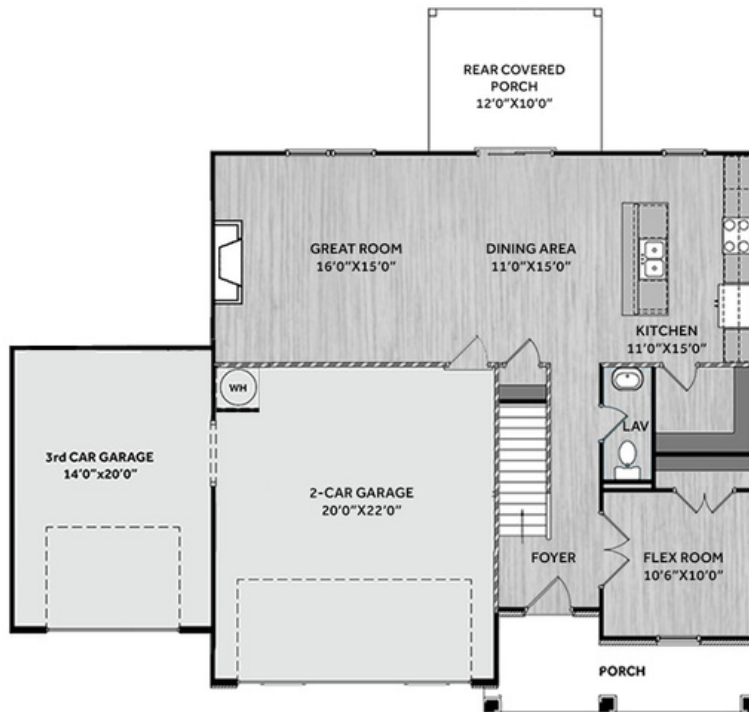
Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:

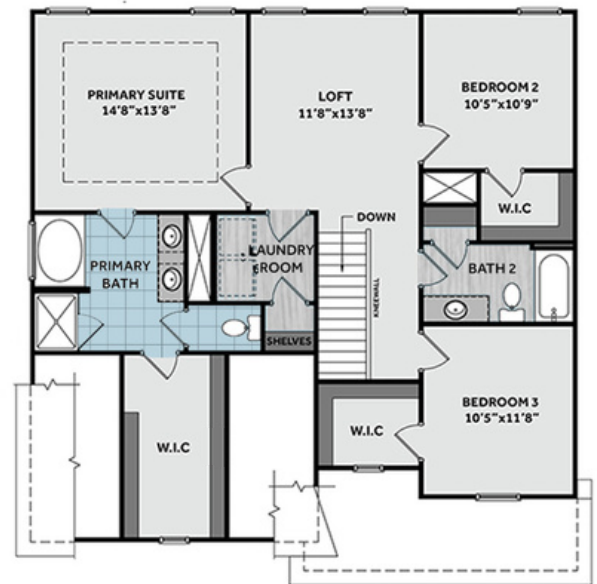


*Subject to change without notice. See pg. 5 for full disclaimer.

FIRST FLOOR



SECOND FLOOR



Off the foyer, a versatile flex room with French door entry offers the perfect space for a home office or study, while a conveniently located half-bath adds extra functionality. The open-concept main living area seamlessly connects the kitchen, dining area, and great room, fostering a natural flow for entertaining and everyday living.

Designed for both style and efficiency, the kitchen features an eat-in island with bar seating and a sink overlooking the great room and dining area, complemented by white shaker cabinets, "New Willow White" quartz countertops, an "Arctic White" herringbone subway tile backsplash, a spacious corner pantry for ample storage, and a suite of stainless-steel appliances, including a microwave, dishwasher, and smooth-top range. The dining area offers direct access to the spacious rear covered porch, while the great room is filled with natural light and highlighted by a gas log fireplace with a decorative mantel and "Absolute Black" granite surround. Convenient access to the garage from the great room enhances the home's practicality. A staircase with painted wood balusters leads to the second floor, where a loft provides additional living space. The second-floor laundry room, located just off the loft, includes a linen closet for extra storage, washer/dryer connections, and durable luxury vinyl plank (LVP) flooring. The primary suite serves as a private retreat, featuring a tray ceiling with crown molding, an en-suite bathroom with a dual-sink vanity with a center drawer stack, white shaker cabinets, "Niagara" quartz countertops, a private water closet, a walk-in shower, and a separate tub with a tile surround. The primary bath also offers ceramic tile and access to a spacious walk-in closet with a window. Two additional bedrooms, each with walk-in closets, share a full hall bathroom that includes a vanity, a tub/shower combination with a tile surround, a linen closet, and LVP flooring. Luxury vinyl plank flooring extends throughout the entire first floor, offering durability and easy maintenance. The exterior of the home is designed for curb appeal with low maintenance vinyl siding with shake accents, a stone skirt, and dimensional roof shingles. The inviting front door, painted in Sherwin Williams "Sea Serpent," includes a transom window and sidelights, filling the foyer with natural light, while smart keypad entry adds modern convenience. Additional highlights include a spacious three-car front-loading garage. This Energy Plus-certified home is also backed by a 1-2-10-year builder in-house warranty, ensuring peace of mind.

KITCHEN

Door Style:
Fairmont



Color:
White

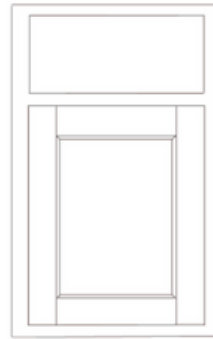


Pattern



BATHROOM

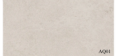
Door Style:
Fairmont



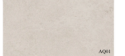
Color:
White



FLOORING

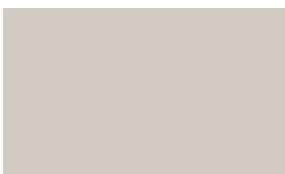


EXTERIOR



LIGHTING

PAINT



KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP7227128-900 Pulls
- Flat Polish Edge New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Herringbone 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

- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Matte Black BP72096-900 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Upgraded Pedestal Sink in Powder Room
- AQ01 w/ #97 Iron Grout on Primary Fiberglass Shower Surround and AQ01 12x24 w/ #97 Iron Grout on Garden Tub Surround
- AR04 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Homestead - Shell Taupe #5208 LVP in Foyer, Great Room, Flex Room, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry
- AQ01 12x24 Staggered w/ #97 Iron Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Level 1 Open Rails 1st Floor
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- 2 Labette Medium Three Light Lantern Pendants over Kitchen Island
 - Model: 5240603-12
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners
- 1 USB Charging Outlet in Kitchen

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Belleview Matte Black Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Tapered Columns with Stone Base
- Norris Grey LedgeStone Facade
- Everest Vinyl Body Siding
- Everest Shake
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Colonial Garage Door with Stockton I Window Inserts and Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE PRICE: \$393,997

Optional 3rd Car Garage	\$16,500
Optional Rear Covered Porch - 12'x10'	\$8,800
Optional Flex Room w/ French Doors	\$1,410
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$32,543

Align Kitchen Faucet w/ Pull-Down Spray
 Gibson 4" Spread Matte Black Plumbing Package (Whole House)
 Raised/Elongated Toilet - Secondary Bath (x2- Powder Room, Bath #2)
 Upgrade to Gerber Blaze Pedestal Sink in Powder Room
 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package
 Kitchen Pendants: Labette Medium Three Light Lantern Pendant - 5240603-12 (x2- Over Kitchen Island)
 Add USB Charging Outlet (x1- Kitchen)
 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 Doors (x2)
 Add Decorative Glass & Inserts to 16x7 Door
 Add Decorative Glass & Inserts to 9x7 Door
 Level 1 Rails 1st Floor
 Add 42" Wall Cabinets - Kitchen
 Add Refrigerator End Panels to Standard Cabinet Layout
 Upgrade to Level 2 Kitchen Cabinet Hardware
 Add 2 ¼" Crown to Standard Cabinet Layout
 Primary Bath - Adult Height Vanity
 Upgrade to Level 2 Bathroom Cabinet Hardware
 Add 12" Stack of Drawers to Primary Vanity
 Kitchen Level 1 Quartz
 Upgrade Kitchen Countertop Edge
 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, Flex Room, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry
 Ceramic Tile Level 3 - Primary Bath
 Kitchen Backsplash: 3x6 Herringbone Tile - Color Wheel Classic
 Level 3 Bullnose Tile Pattern - Primary Fiberglass Shower Surround
 Level 3 Deluxe Tile Pattern - Garden Tub Surround
 Fullton Lighting Package Midnight Black (Whole House)
 Upgrade to Front Door Handleset
 Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$60,903

TOTAL SALES PRICE:\$454,900