

THE CLAYTON HOMEPLAN

ELEVATION F

2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE
W/ WORK AREA



.64 ACRE

Nestled in the serene countryside of Lillington, North Carolina, just off Darroch Road, Duck's Landing offers the fresh, clean air of a rural location, along with the necessities and conveniences of modern life. Local attractions, like the charming downtown Lillington Square, are just a short drive away, offering unique shops, delicious local eateries, and community events that foster a strong sense of belonging. The Cape Fear River, a local treasure, provides opportunities for kayaking, fishing, and scenic walks, inviting residents to connect with nature.

For those connected to the military, the community's proximity to Fort Bragg is a significant advantage, offering an easy commute for service members and their families. This accessibility balances the peaceful rural lifestyle with the demands of military life.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More



WWW.CATESBUILDING.COM



WWW.CAVINESSANDCATES.COM



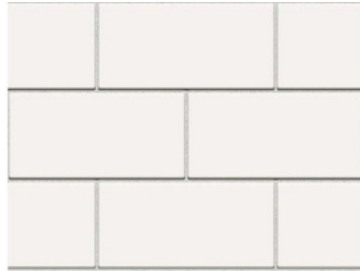
This spacious home features a first-floor primary suite with a tray ceiling, crown molding, and an en-suite bath with a dual-sink quartz countertop vanity, a garden tub, walk-in shower, private water closet, and large walk-in closet. A formal dining room off the foyer connects to the kitchen through a walk-through. The open great room offers access to the rear covered porch and flows into the kitchen and breakfast area. The kitchen includes an island with a sink, granite countertops, shaker cabinets, subway tile backsplash, pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The garage entry leads to a mudroom, a coat closet, and half-bath. Upstairs there is a loft with a linen closet, home office, laundry room, three additional bedrooms, and two full baths—each with a vanity and tub/shower combo. Exterior details include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a front porch with a front door highlighted by a transom window and smart keypad entry. Set on a .64-acre lot, this home also offers fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN

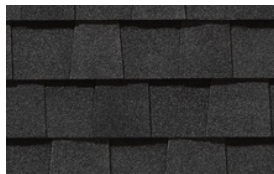
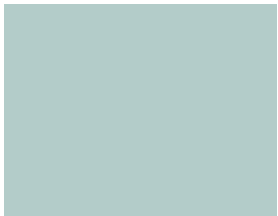
Door Style:
Fairmont



Color:
White



EXTERIOR



PAINT



BATHROOM

Door Style:
Fairmont



Color:
White



FLOORING



LIGHTING





THE CLAYTON HOMEPLAN

LOT 102 | ELEVATION F
2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE
W/ WORK AREA

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 Azul Platino Granite Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, and 2 1/4" Crown on Kitchen Cabinets
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP81092180 Pulls
- Primary Bath Adult Height Cabinets
- Adult Height Cabinets in Bath #2 and Bath #3
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, and Bath #3
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, and Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Level 1 Open Rails on 1st Floor
- Pull Down Attic Stairs
- Add Bench and Cubby (Drop Zone) 6' Wide-Mud Room
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
 - Model: 6590301-962
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Watery SW6478
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- Black Gutters



THE CLAYTON HOMEPLAN

LOT 102 | ELEVATION F

2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE

W/ WORK AREA

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	\$1,750
Optional Rear Covered Porch – 12' x 10'	\$8,800
Optional Garage Storage/Work Area	\$6,820

DESIGN CENTER OPTIONS \$15,713

Raised/Elongated Toilets (x3- Powder Room, Bath #2, Bath #3)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Zire One Light Pendant – 6590301-962 (x2- Over Kitchen Island)
Add Two – 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
Add Smart Keypad Deadbolt Front Door
Add Level 2 Board & Batten Style Wainscot – Foyer
Add 2 Piece Crown Molding – Foyer
Level 1 Rails 1st Floor
Pull Down Attic Stairs
Add Bench and Cubby (Drop Zone) 6' Wide
Kitchen – Add 42" Wall Cabinets
Kitchen – Add 2 ¼" Crown to Standard Cabinet Layout
Primary Bath – Adult Height Vanity
Hall Bath – Adult Height Vanity (x2- Bath #2, Bath #3)
Kitchen Level 2 Granite
Upgrade all Vanity Bowls to Square Bowls
LVP Level 1 ILO Level 1 Carpet- Great Room
LVP Level 1 ILO Level 1 Carpet- Formal Dining Room
LVP Level 1 ILO Level 1 Vinyl- Kitchen/Breakfast Area
LVP Level 1 ILO Level 1 Vinyl- Powder Room
LVP Level 1 ILO Level 1 Carpet- Hall #1
LVP Level 1 ILO Level 1 Vinyl- Primary Bath
LVP Level 1 ILO Level 1 Vinyl- Bath #2
LVP Level 1 ILO Level 1 Vinyl- Bath #3
LVP Level 1 ILO Level 1 Vinyl- Laundry
Kitchen Backsplash: 3x6 Subway Tile – Color Wheel Classic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$33,083

TOTAL SALES PRICE: \$412,090

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.

