

## THE WEYMOUTH HOMEPLAN

ELEVATION F

1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE W/  
WORK AREA



.45 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

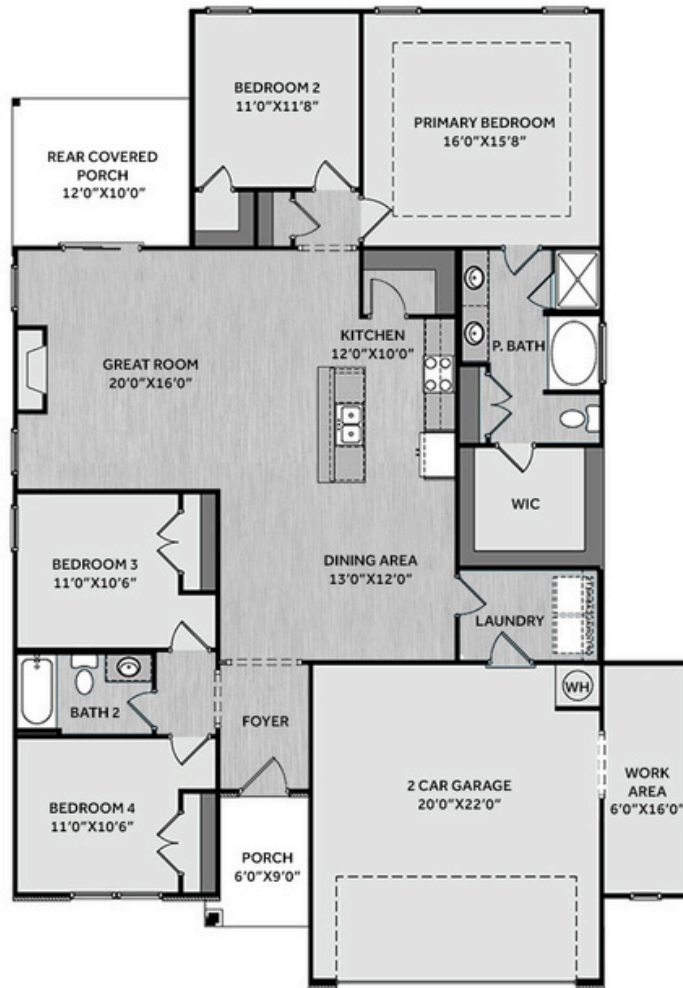
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Photos, Options,  
Virtual Tours & More





The Weymouth offers a spacious great room with a linear electric log fireplace and sliding doors leading to a rear covered porch. The open kitchen overlooks the great room and features granite countertops, shaker cabinets, subway tile backsplash, a corner pantry, a large dining area, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. A mudroom is conveniently located off the garage entry. The primary suite showcases a tray ceiling with crown molding and an en-suite bath with a dual sink vanity with a quartz countertop, garden tub, walk-in shower, linen closet, and a generous walk-in closet. Two additional bedrooms off the foyer share a full hall bath, while a fourth bedroom is located near the primary suite—ideal for guests or a home office. Exterior features include low-maintenance vinyl siding with board and batten accents, dimensional shingles, a front door with a transom window, and smart keypad entry. This home also includes a 2-car garage and work area, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

## KITCHEN

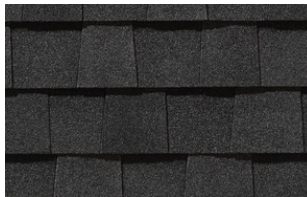
Door Style:  
Fairmont



Color:  
White



## EXTERIOR



## PAINT



## BATHROOM

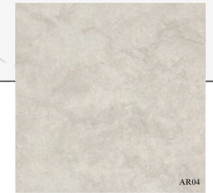
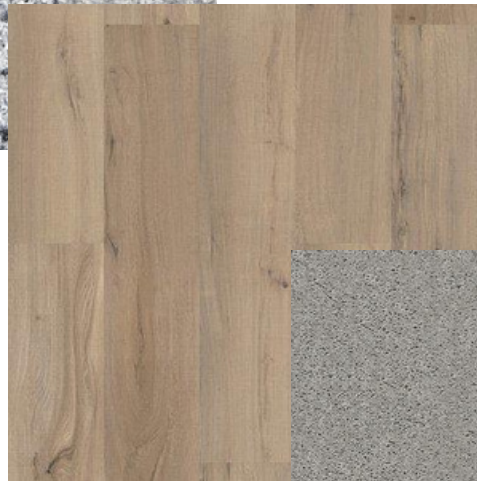
Door Style:  
Fairmont



Color:  
White



## FLOORING



## LIGHTING







# THE WEYMOUTH HOMEPLAN

LOT 25 | ELEVATION F

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WORK AREA

## 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 Azul Platino Granite 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, 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 BP9161196180 Pulls
- Primary Bath Adult Height Cabinets
- Adult Height Cabinets in Bath #2
- Raised/Elongated Toilets in Primary Bath, Bath #2
- 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 Shower Surround

## FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, 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
- Pull Down Attic Stairs
- Tray Ceiling in Primary Suite

## LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Island
  - Model: P1308BS
- 2 Bulb Floodlights on Rear Corners

## FIREPLACE

- Linear Electric Fireplace w/ Accent Wall - Add B&B Accent Wall Painted Iron Ore SW7069

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Victorian Gray Vinyl Body Siding
- Victorian Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters



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## 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
Optional Linear Electric Fireplace w/ Accent Wall	\$3,750

### DESIGN CENTER OPTIONS \$13,113

Raised/Elongated Toilet (x1- Bath #2)  
6-Panel Front Door & Transom Package  
Kitchen Pendant Lights: Feiss Tabby One Light Pendant - P1308BS (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  
Pull Down Attic Stairs  
Kitchen - Add 42" Wall Cabinets  
Kitchen - Add 2 ¼" Crown to Standard Cabinet Layout  
Primary Bath - Adult Height Vanity  
Hall Bath - Adult Height Vanity (x1- Bath #2)  
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 Vinyl- Kitchen/Dining Area  
LVP Level 1 ILO Level 1 Carpet- Hall #1  
LVP Level 1 ILO Level 1 Carpet- Hall #2  
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- Laundry  
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic  
Upgrade to Front Door Handleset  
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$34,233

TOTAL SALES PRICE: \$373,257

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