



1809 LIVE OAK

HOMESITE 135

220 Cline Way
Beaufort, NC

THE LOOKOUT HOMEPLAN – MODEL HOME

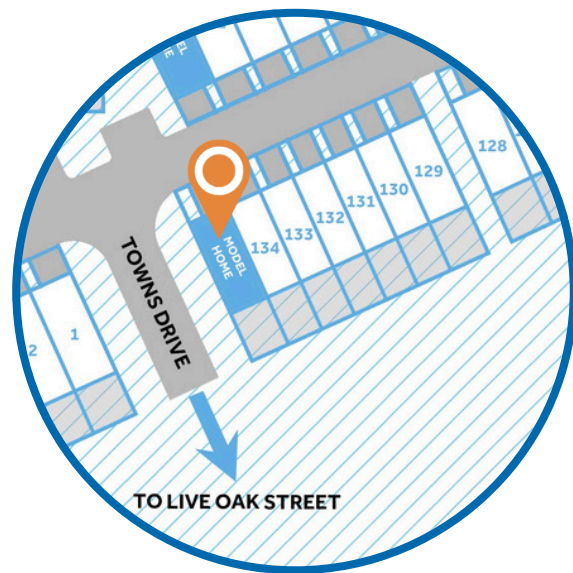
1,658 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE



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

MODEL HOME

**with additional features*



Discover coastal charm and modern convenience at 1809 Live Oak, a new townhome community by Caviness & Cates, nestled just off Live Oak Street in picturesque Beaufort, NC. These thoughtfully designed townhomes offer stylish, low-maintenance living, perfect for those seeking a relaxed coastal lifestyle. Enjoy easy access to Beaufort's historic waterfront, vibrant downtown, and the area's stunning natural beauty. With quality craftsmanship and a prime location, 1809 Live Oak provides the ideal blend of comfort and convenience, making it the perfect place to call home.

NEW HOME SPECIALISTS

910.405.8311

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Photos, Options,
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SALES AND MARKETING BY:

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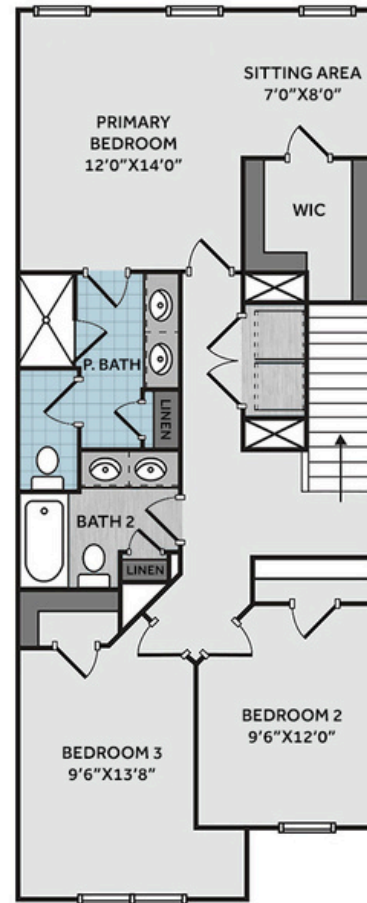
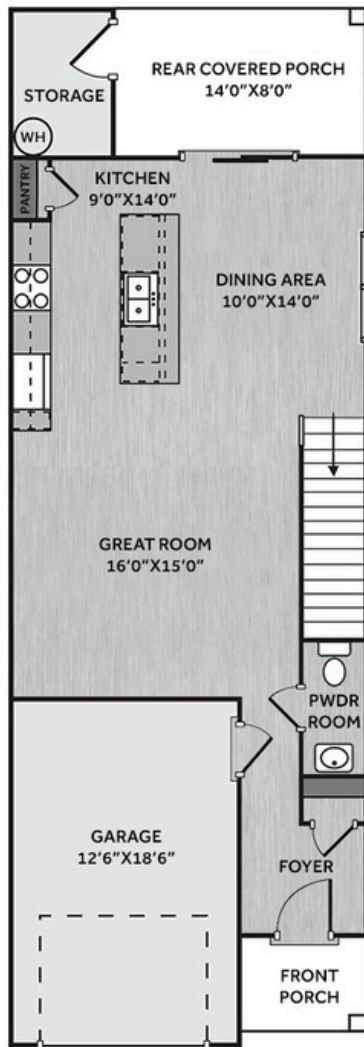
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*Subject to change without notice. See pg. 4 for full disclaimer.



This home contains upgrades-not included in the sales price Step into this thoughtfully designed right-end-unit townhome through a welcoming foyer with a coat closet and powder room. The kitchen overlooks the dining area and great room and includes a large island with seating, white shaker cabinets, granite countertops in "Giallo Ornamental," classic white subway tile backsplash, a pantry, and stainless-steel appliances—including a side-by-side refrigerator, smooth top range, microwave, and dishwasher. From the dining area, step onto the covered rear porch with an exterior storage closet. The open-concept first floor features durable LVP flooring. Upstairs, the primary suite offers a peaceful retreat with a sitting area, crown molding, walk-in closet, and an en suite bathroom featuring a dual-sink vanity with a "Carrara Delphi" quartz countertop, a walk-in tile shower, private water closet, and linen closet. Two additional bedrooms share a full bath with a dual sink vanity, a tub/shower combo, and a second linen closet. A centrally located laundry closet sits at the top of the stairs. Exterior features include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, fenced-in yard, and a front door painted in SW "Stardew". Energy Plus certified and backed by a 1-2-10 year builder in-house warranty, this townhome also includes a 1-car garage with direct foyer access.

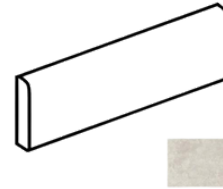
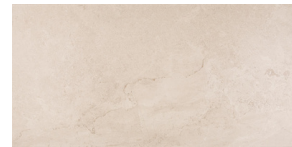
KITCHEN



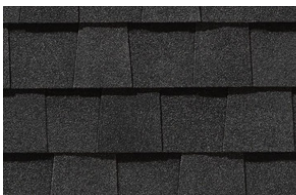
BATHROOM



FLOORING



EXTERIOR



PAINT



LIGHTING





THE LOOKOUT HOMEPLAN

LOT 135

1,658 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Binx White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose Giallo Ornamental 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/ 36" Wall Cabinets
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Carrara Delphi Quartz Countertops w/ Square Bowls
- Binx White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Adult Height Cabinets in Primary Bath and Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Primary Bath 36"x60" Tile Shower - Wall: AQ02 12x24 Staggered w/ #17 Marble Beige Grout / Floor: LP19 2x2 w/ #17 Marble Beige Grout
- ARO4 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Almond Oak #154 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- AQ02 12x24 Staggered w/ #17 Marble Beige Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Open Rails on 1st Floor
- Two Piece Crown Molding in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Belton One Light Mini Pendants over Kitchen Island
 - Model: 6114501-962
- LED Recess Lights in Kitchen
- LED Recess Lights in Dining Area

EXTERIOR

- 12 - Light Glass View Over 1 - Panel Front Door w/ Smart Keypad Deadbolt, Doorbell Camera, and Brushed Nickel Handleset
- Front Door Painted: Stardew SW9138
- Black Architectural Shingles
- Square Panel Front Columns
- Everest Vinyl Body Siding
- Brunswick Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters
- Sod - Front, Sides, and Rear Yard w/ Community Irrigation

MODEL HOME ADDITIONS

**not typically in Included Features*

- Frigidaire Side by Side Refrigerator
- Top Load Washer & Dryer
- 2" Faux Wood Blinds
- Fenced in Rear Yard

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