

THE CAMBRIDGE HOMEPLAN

ELEVATION C

2,432 SQFT | 4 BR | 3 BA | 2 CAR GARAGE W/
WORK AREA



.459 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



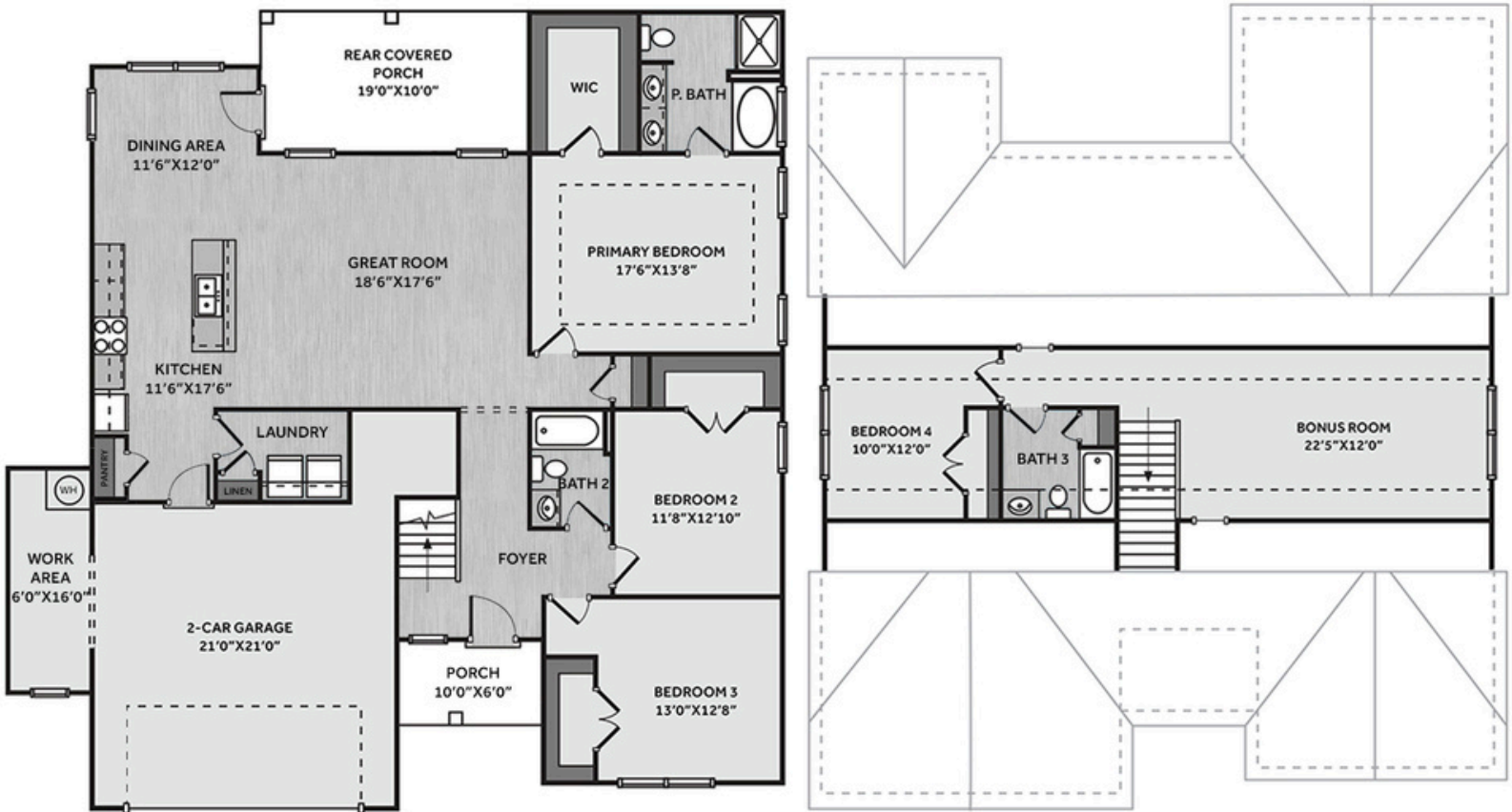
Photos, Options,
Virtual Tours & More



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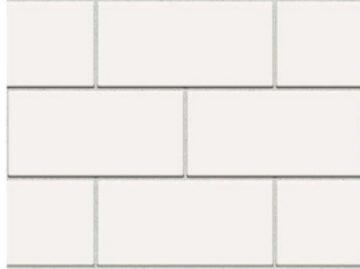


This home offers a spacious great room and an open kitchen with an island sink overlooking the living area. The kitchen features granite countertops, subway tile backsplash, shaker cabinets, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and smooth top range. A dining area with backyard views opens to a large rear covered porch. The first-floor primary suite includes a tray ceiling with crown molding, a walk-in closet, and an en-suite bath with dual sink quartz countertop vanity, garden tub, walk-in shower, and shaker cabinets. Two additional bedrooms on the main level offer walk-in closets and share a full hall bath with a tub/shower combo. A laundry room with a linen closet is conveniently located near the garage. Upstairs includes a bonus room, an extra bedroom, and a full bath with linen storage. Exterior highlights include low-maintenance vinyl siding with shake accents, stone skirt, dimensional shingles, transom window over the front door, and smart keypad entry. Additional features: 2-car garage with work area, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

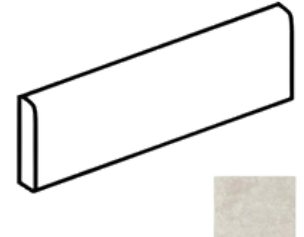
KITCHEN

Door Style:
Fairmont

Color:
White



EXTERIOR



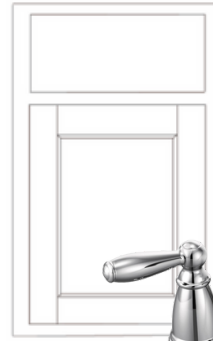
PAINT



BATHROOM

Door Style:
Fairmont

Color:
White



FLOORING

LIGHTING



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 New Caledonia 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, Bath #2, Bath #3
- 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 - Wild Dunes #7089 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Bath #3, 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
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
 - Model: 5192603-962
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Domino SW6989
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Norris Gray - LedgeStone Stone Accent
- Everest Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 4 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C	STANDARD
Optional Rear Covered Porch – 19' x 10'	\$13,200
Optional Garage Storage/Work Area	\$6,820

DESIGN CENTER OPTIONS \$13,312

Raised/Elongated Toilets (x2- Bath #2, Bath #3)
 6-Panel Front Door & Transom Package
 Kitchen Pendant Lights: Dianna Three Light Mini Lantern – 5192603 (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
 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 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- 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 \$33,332

TOTAL SALES PRICE: \$410,902