

THE BAILEY HOMEPLAN

ELEVATION C
2,424 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE



.55 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

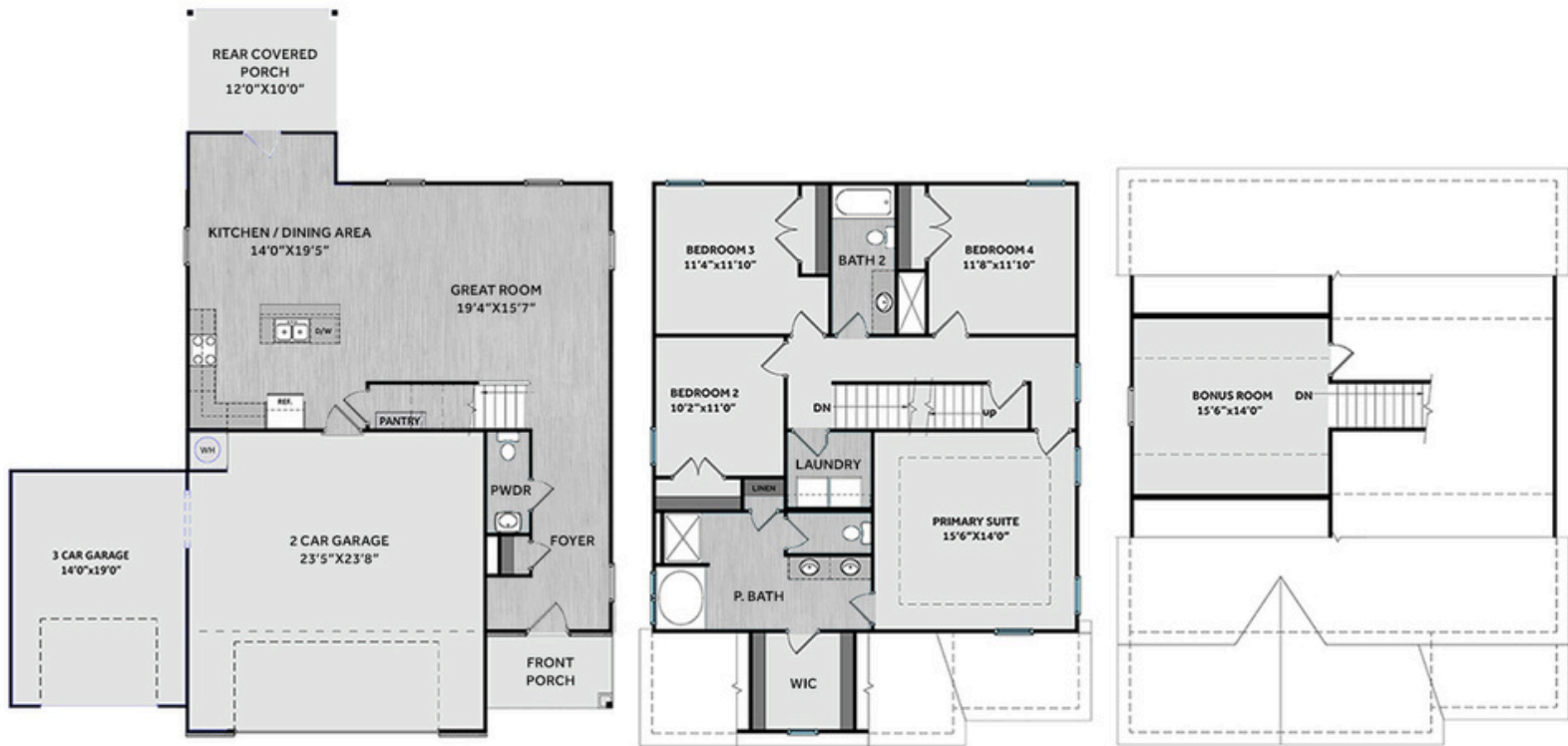
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Photos, Options,
Virtual Tours & More





Just off the foyer, a coat closet and half-bath add convenience before opening into a spacious, cozy great room—perfect for relaxing or entertaining. Overlooking the great room and extended breakfast nook, the kitchen features granite countertops, shaker cabinets, a pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. The rear covered porch is perfect for entertaining and is easily accessible through the breakfast nook. The second-floor primary suite features an en suite bathroom with a dual sink quartz countertop vanity, shaker cabinets, a garden tub, walk-in shower, and access to a spacious walk-in closet. The second floor includes three additional bedrooms, a full hall bath with a vanity and tub/shower combo, and a laundry room. A finished third-floor bonus room offers flexible space – perfect for a playroom, home office, or media room! Exterior features include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, a front door with a transom window, and smart keypad entry. This home also includes a 3-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

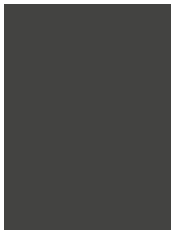
KITCHEN

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 BP20576195 Pulls
- 1/2 Bullnose Giallo Ornamental Guidoni 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 ¼" 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)
- Simply White 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, Powder Room, Bath #2
- 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 Shower Surround

FLOORING

- Optimum Plus - Almond Oak #154 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 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 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: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Shadow Mountain - Stack Stone Accent
- Linen Vinyl Body Siding
- Linen Shake Accent
- White Exterior Trim
- Peppercorn Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

| Elevation C | STANDARD |
|---|----------|
| Optional Rear Covered Porch – 12' x 10' | \$8,800 |
| Optional Extended Breakfast Nook | \$5,370 |
| Optional Finished Bonus Room | \$18,150 |
| Optional 3rd Car Garage | \$16,500 |

DESIGN CENTER OPTIONS \$12,810

Raised/Elongated Toilets (x2- Powder Room, Bath #2)
 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
 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 Vinyl- Powder Room
 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 \$61,630

TOTAL SALES PRICE: \$443,013

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