

THE WEYMOUTH HOMEPLAN

ELEVATION F

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



.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

910.405.8311

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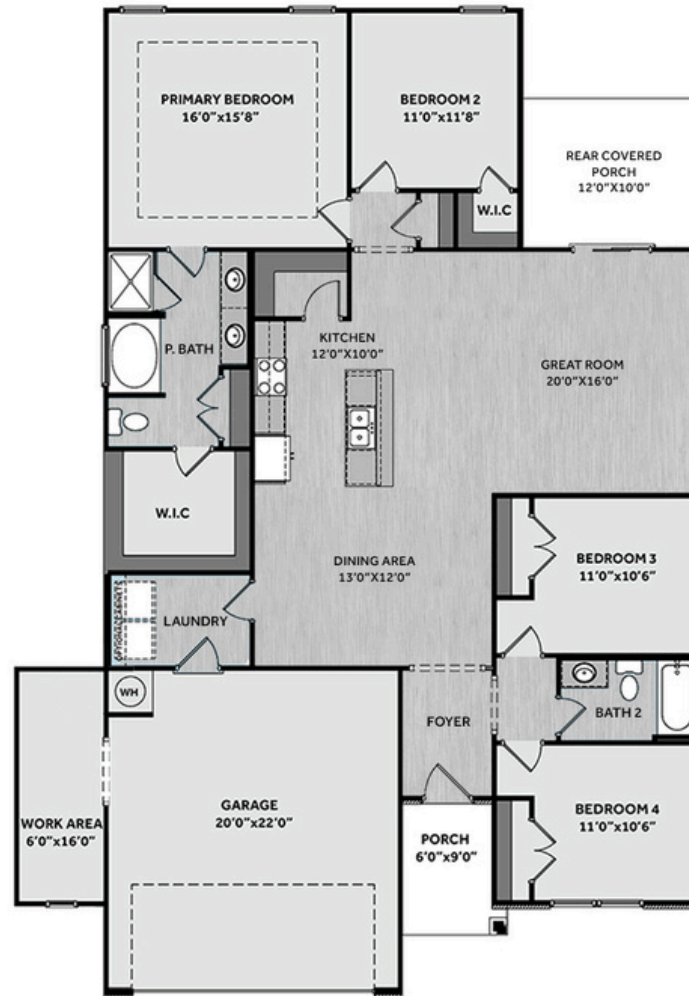
Photos, Options,
Virtual Tours & More



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The Weymouth offers a spacious great room 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 with a work area, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

KITCHEN

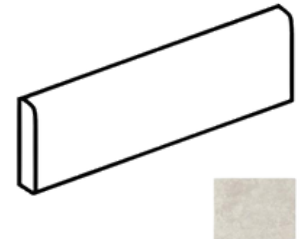
Door Style:
Fairmont



Color:
White



EXTERIOR



PAINT



BATHROOM

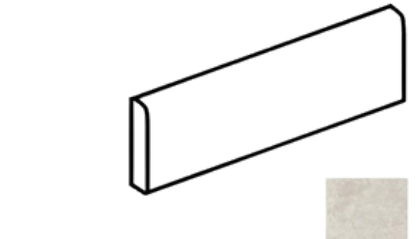
Door Style:
Fairmont



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 Luna Pearl 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 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 - Lighthouse #5091 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 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: Outerspace SW6251
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Harbor Gray Vinyl Body Siding
- Harbor Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

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

DESIGN CENTER OPTIONS \$12,873

Raised/Elongated Toilet (x1- Bath #2)
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
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)
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 **\$30,243**

TOTAL SALES PRICE: \$399,147

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