

Brookstone Village

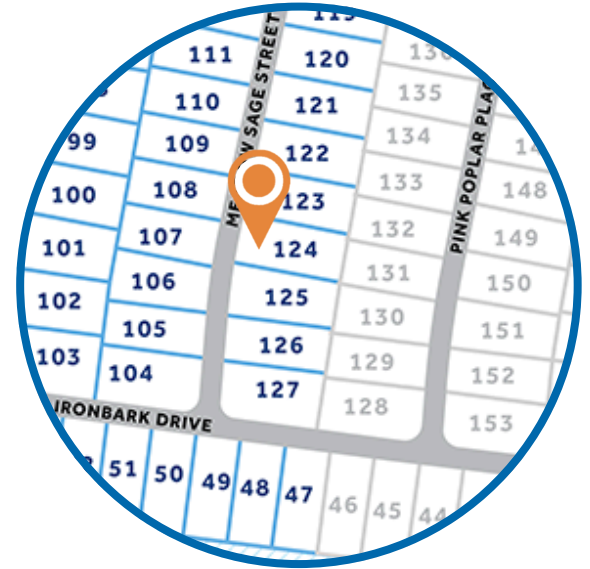
HOMESITE 124

209 Meadow Sage Street
Raeford, NC

THE DRAYTON HOMEPLAN

ELEVATION C

2,325 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.186 ACRE

Find your place to call home in Brookstone Village! This gated community is in a prime location just off HWY 401 in the Raeford area, minutes from every resource and activity! Just around the corner, you will find First Health Moore Regional Hospital and First Health Convenient Care. Find fitness opportunities at Fit4Life Health Club and CrossFit Raeford. Try indoor Skydiving at Paraclete XP, let the kids jump and explore at JP's Jump Masters indoor trampoline park, or get the family together at the local Round-A-Bout Skating Center! You are also just down the road from multiple grocery stores, shopping centers, and restaurants.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



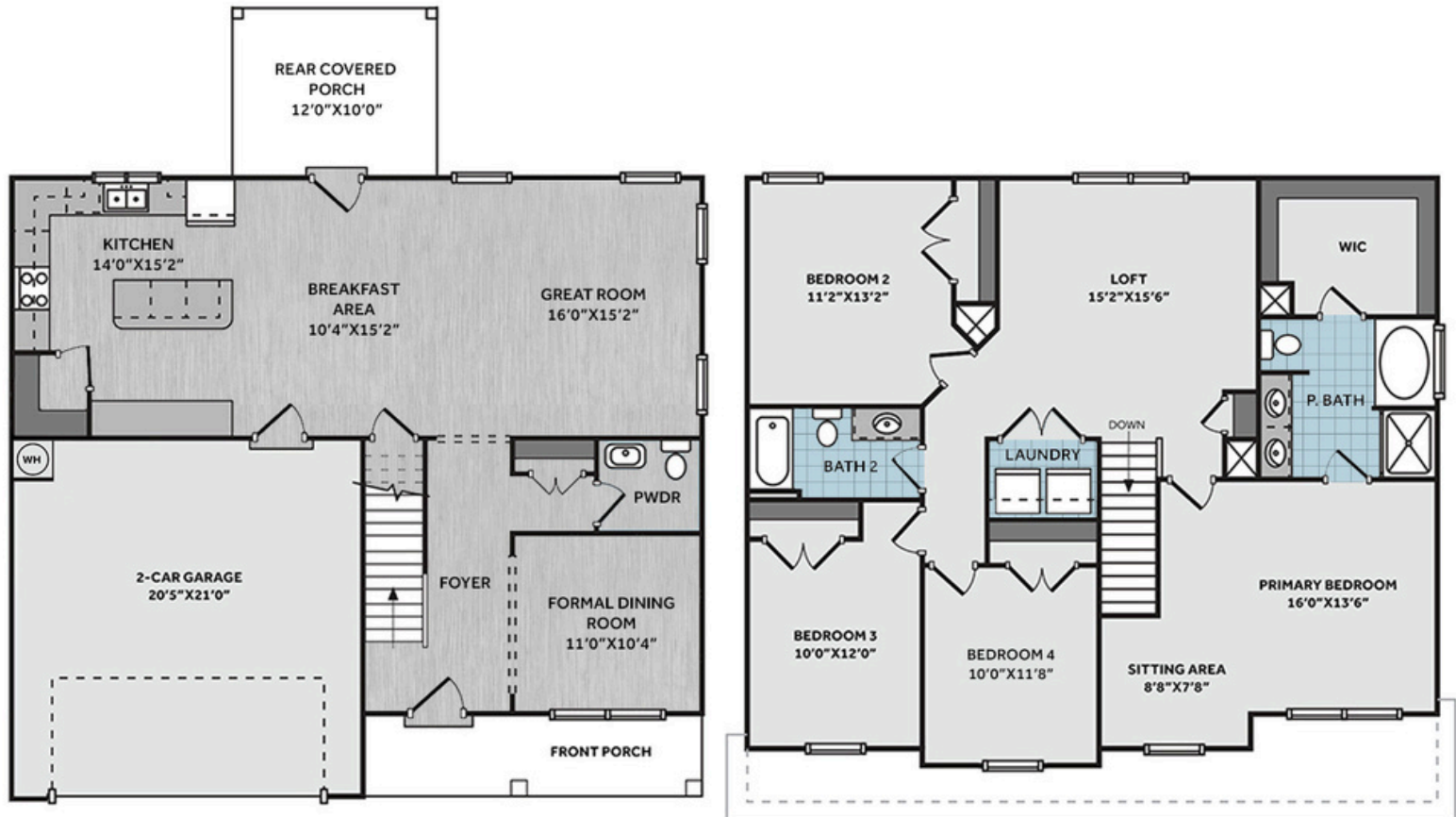
Photos, Options,
Virtual Tours & More



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This home features a dining room off the foyer, along with a coat closet and a convenient half-bath. The open great room offers a cozy gathering space and flows into the kitchen, which includes a large island, "Lune Pearl" granite countertops, white shaker cabinets, a corner pantry, a sink overlooking the backyard, and stainless-steel appliances, including a microwave, dishwasher, and smooth-top range. The breakfast area off the kitchen leads to the covered rear porch. Upstairs, an open loft area provides additional living space, with a nearby linen closet and laundry room. The second-floor primary suite features a cozy sitting area and a bathroom containing a dual sink vanity with a "Niagara" quartz countertop, white shaker cabinets, a garden tub, a walk-in shower, and a spacious walk-in closet. Three additional bedrooms and a full hall bathroom complete the second floor. Exterior highlights include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, a charming front porch, and a front door painted in SW "Domino" with smart keypad entry to the home. This home includes a 2-car garage, fiber optic internet service availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

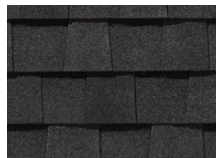
KITCHEN

Door Style:
Fairmont

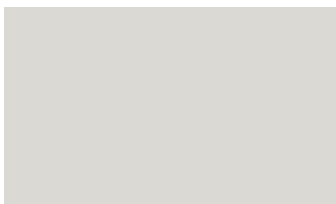
Color:
White



EXTERIOR



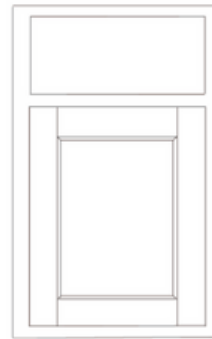
PAINT



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 Edge Luna Pearl Granite Countertops
- Standard Kitchen Layout
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Niagara Quartz Countertops w/ Brantford Chrome Bath Sink Fixture
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Fiberglass Shower & Garden Tub Layout
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround and CS23 12x12 w/ #89 Smoke Gray Grout Garden Tub Surround
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Oyster Oak #591 (Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room)
- Vinyl Streamline - Carrara White #1182 (Primary Bath, Bath #2, Laundry)
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Primary Interior Color: First Star SW7646 w/ Matching Ceiling

LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door w/ Smart Keypad Deadbolt Front Door
- Front Door Painted: Domino SW6989
- Moire Black Dimensional Shingles
- Norris Gray - LedgeStone Stone Facade
- English Wedgewood Vinyl Body Siding
- English Wedgewood Vinyl Accent Shake
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C

Optional Rear Covered Porch - 10'x12'

BASE PRICE: \$342,867

Standard

\$8,800

DESIGN CENTER OPTIONS \$4,233

Add Smart Keypad Deadbolt Front Door

LVP Level 1 ILO Level 1 Carpet- Great Room

LVP Level 1 ILO Level 1 Carpet- Formal Dining Room

LVP Level 1 ILO Level 1 Vinyl- Kitchen/Breakfast Area

LVP Level 1 ILO Level 1 Vinyl- Powder Room

Stainless Steel Electric Range, Microwave, and Dishwasher

TOTAL OPTIONS ADDED

\$13,033

TOTAL SALES PRICE: \$355,900

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