

Brookstone Village

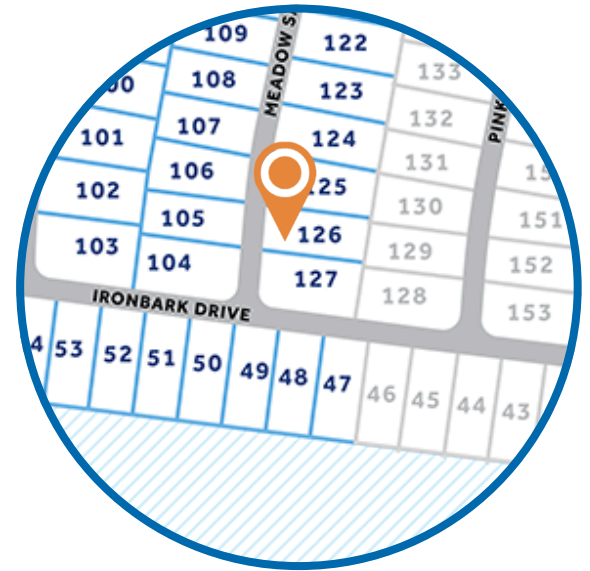
HOMESITE 126

231 Meadow Sage Street
Raeford, NC

THE GRAHAM HOMEPLAN

ELEVATION C

2,058 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



.17 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



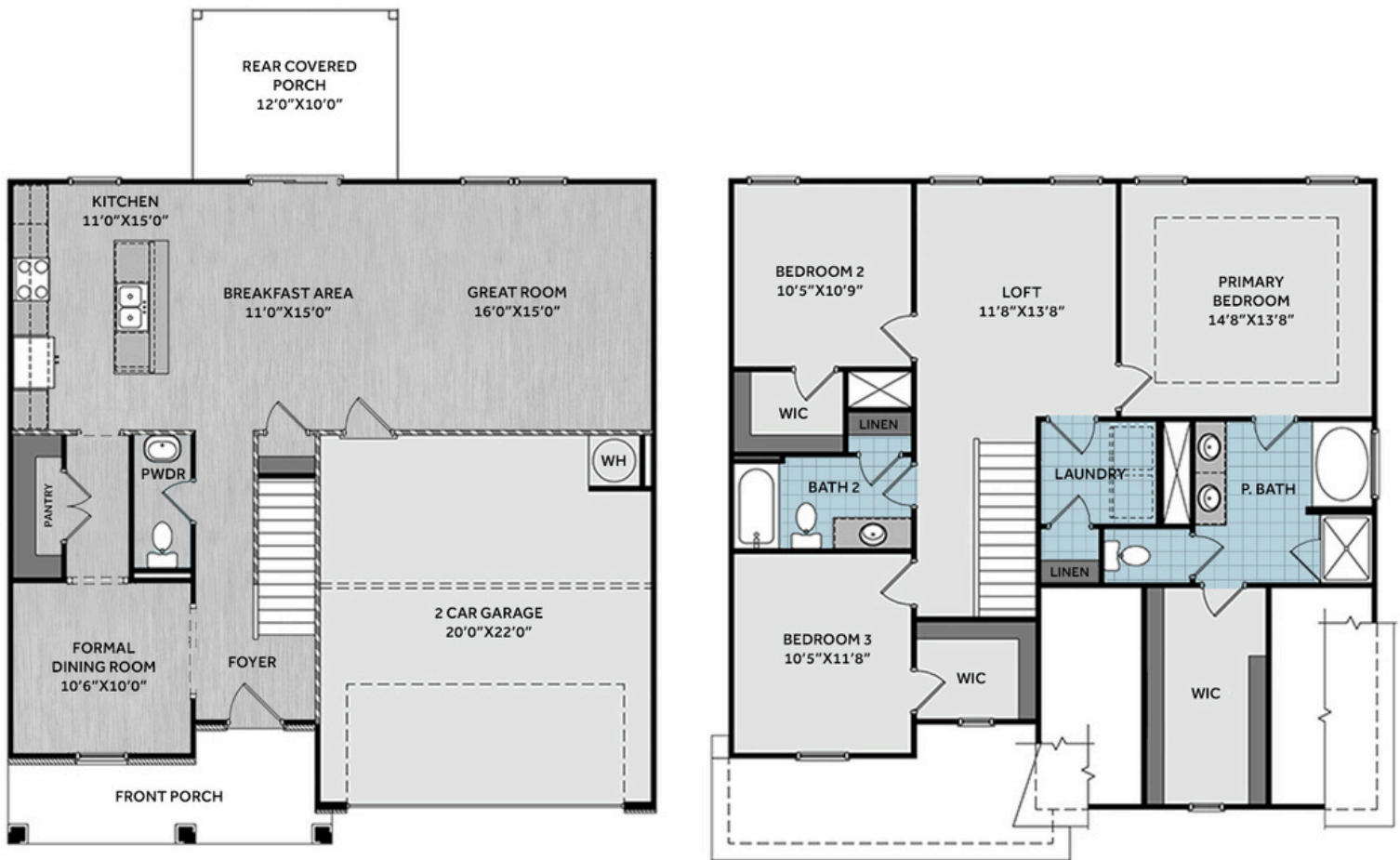
Photos, Options,
Virtual Tours & More



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This home offers a formal dining room with a pantry walk-through to the kitchen and a half-bath off the foyer. The open layout connects the kitchen, breakfast area, and great room, with rear porch access through the breakfast area and garage access from the great room. The kitchen includes an eat-in island with bar seating overlooking the great room, white shaker cabinets, granite countertops in "New Caledonia", a pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. Upstairs, a loft provides additional living space, while the nearby laundry room includes a convenient linen closet. The primary suite features a tray ceiling with crown molding, and an en-suite bathroom with a dual sink vanity with "Simply White" quartz countertop, garden tub, walk-in shower, private water closet, and large walk-in closet with a window. Two additional bedrooms with walk-in closets share a full hall bathroom with a vanity, tub/shower combo, and linen storage. Exterior highlights include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, extended front porch with front door painted in SW "Iron Ore", and smart keypad entry. Also included: 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

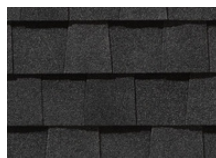
KITCHEN

Door Style:
Fairmont

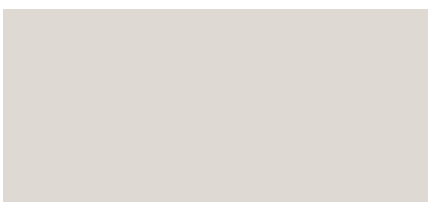
Color:
White



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

BATHROOM

- Simply White Quartz Countertops w/ Brantford Chrome Bath Fixtures
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Fiberglass Shower & Garden Tub Layout
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround & ARO4 12x12 w/ #93 Fossil Grout Garden Tub Surround
- ARO4 w/ #93 Fossil Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Wild Dunes #7089 (Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room)
- Vinyl Origins - Prime #5146 (Primary Bath, Bath #2, Laundry)
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Primary Interior Color: City Loft SW7631 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: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Norris Gray - LedgeStone Stone Facade
- Sage Vinyl Body Siding
- Scottish Thistle Vinyl Accent Shake
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C

Optional Rear Covered Porch - 10'x12'

BASE PRICE: \$324,952

Standard

\$8,800

DESIGN CENTER OPTIONS \$5,148

Add Smart Keypad Deadbolt Front Door

Kitchen Level 2 Granite

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

\$13,948

TOTAL SALES PRICE: \$338,900

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