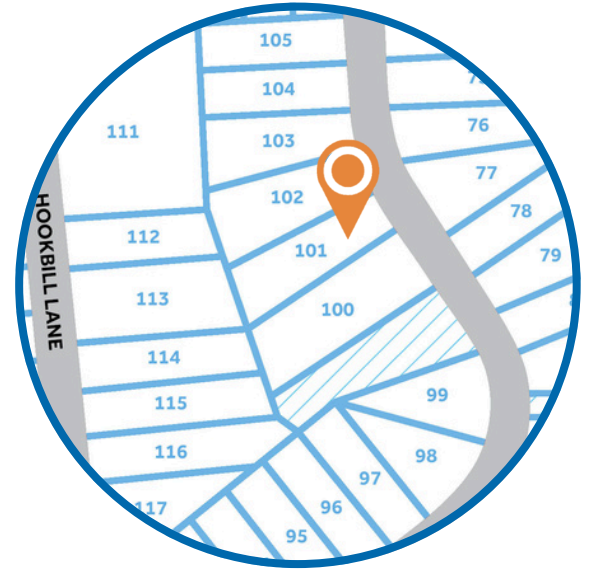


THE DRAYTON HOMEPLAN

ELEVATION F

2,325 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE



.61 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,
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This home features a dining room off the foyer, along with a coat closet and half-bath. The open great room offers a cozy gathering space and flows into the kitchen, which includes a large island, granite countertops, shaker cabinets, subway tile backsplash, a corner pantry, a sink with backyard views, and stainless-steel appliances, including a microwave, dishwasher, and smooth-top range. The breakfast area leads to a 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 with dual sink vanity, 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 board and batten accents, dimensional roof shingles, a charming front porch, and a front door with a transom window and smart keypad entry to the home. Situated on a .61-acre lot, this home boasts a 3-car garage, fiber optic internet service availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

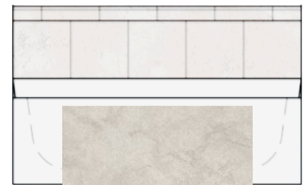
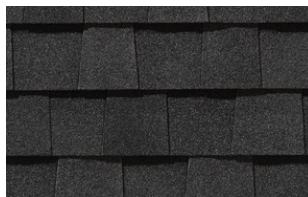
KITCHEN

Door Style:
Fairmont

Color:
White



EXTERIOR



PAINT



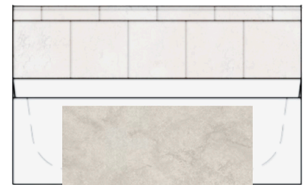
BATHROOM

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 BP20576195 Pulls
- 1/2 Bullnose New Caledonia Granite Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 x114 Desert Gray Glossy w/ #89 Smoke Gray 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)
- 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, 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 - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, 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
- Level 1 Open Rails on 1st Floor

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Island
 - Model: P1308BS
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Deep Granite Vinyl Body Siding
- Deep Granite Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation F	\$1,750
Optional Rear Covered Porch – 12' x 10'	\$8,800
Optional 3rd Car Garage	\$16,500

DESIGN CENTER OPTIONS \$13,116

Raised/Elongated Toilets (x2- Powder Room, Bath #2)
 6-Panel Front Door & Transom Package
 Kitchen Pendant Lights: Feiss Tabby One Light Pendant - P1308BS (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
 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)
 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 Carpet- Formal Dining Room
 LVP Level 1 ILO Level 1 Vinyl- Kitchen/Breakfast 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 \$40,166

TOTAL SALES PRICE: \$404,627