

## THE GRANVILLE HOMEPLAN

ELEVATION F

2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.51 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

info@cavinessandcates.com



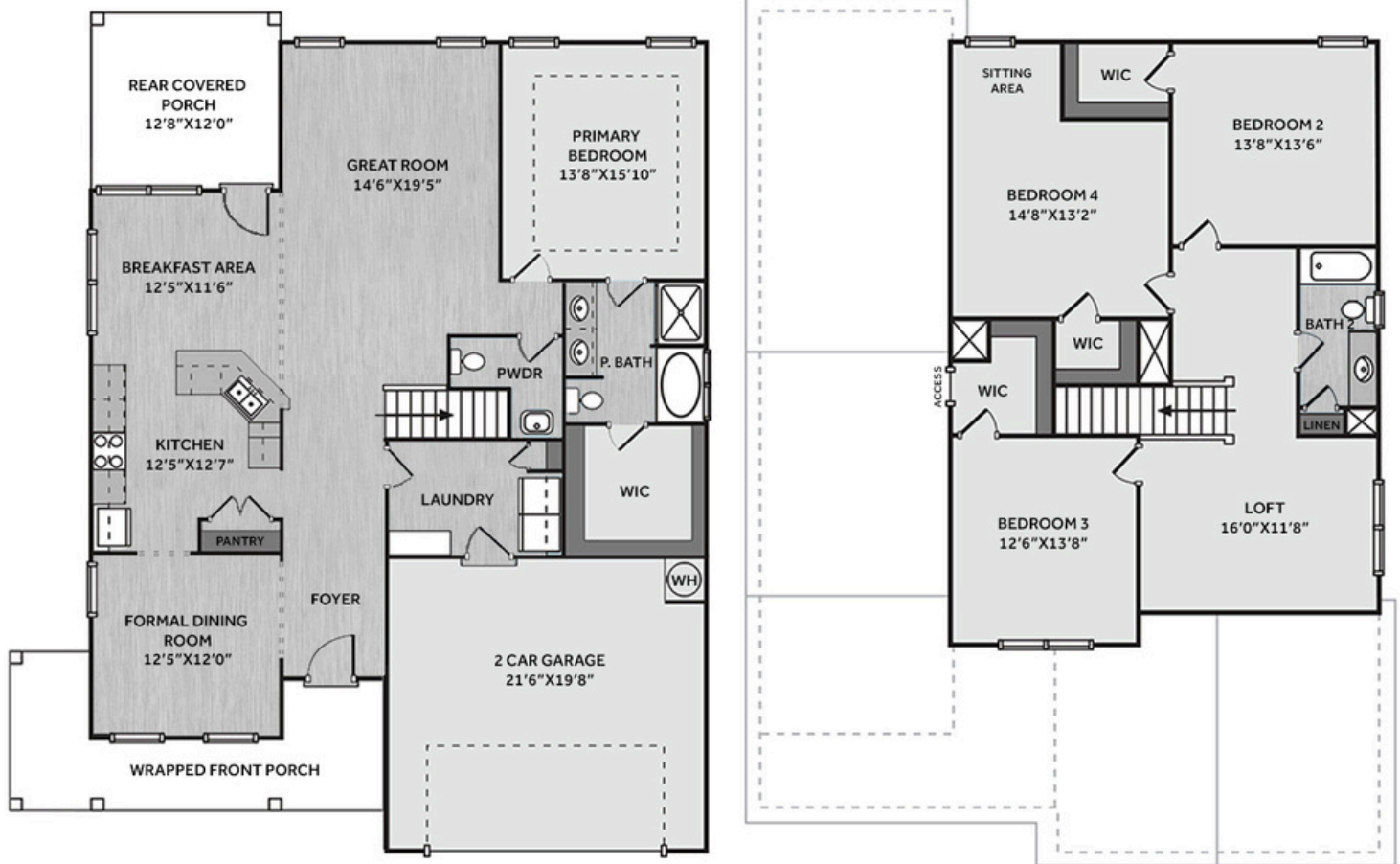
Photos, Options,  
Virtual Tours & More



WWW.CATESBUILDING.COM



WWW.CAVINESSANDCATES.COM



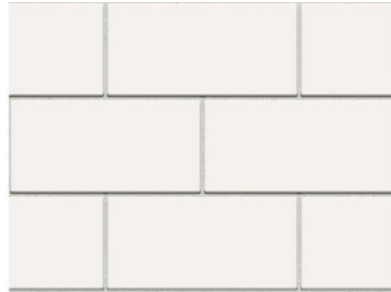
This thoughtfully designed home features a spacious great room and formal dining room off the foyer with a walk-through to the kitchen. The kitchen includes a sink overlooking the great room, granite countertops, subway tile backsplash, shaker cabinets, and stainless-steel appliances—microwave, dishwasher, and smooth top range. The breakfast area offers easy access to the rear covered porch. A half-bath is located off the great room, and a mudroom near the foyer leads to a 2-car garage. The first-floor primary suite showcases a tray ceiling with crown molding and an en suite bathroom with dual sink quartz countertop vanity, a garden tub, walk-in shower, and access to a spacious walk-in closet. Upstairs, a loft leads to three additional bedrooms—all with walk-in closets—and a full hall bathroom with a linen closet, vanity, and tub/shower combo. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a front porch with a front door highlighted by a transom window and smart keypad entry. Set on a .51-acre corner lot, this home includes fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN

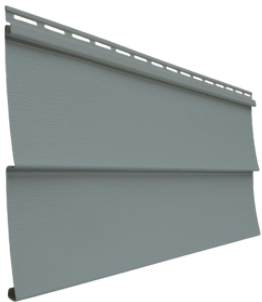
Door Style:  
Fairmont



Color:  
White



## EXTERIOR



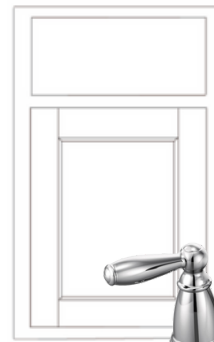
ARD4

## 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 New Caledonia 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, 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
- Bench and Cubby (Drop Zone) 4' Wide - Laundry
- Pull Down Attic Stairs
- Level 1 Open Rails on 1<sup>st</sup> Floor
- Tray Ceiling in Primary Suite

## LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
  - 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: Pineapple Cream SW1668
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- English Wedgewood Vinyl Body Siding
- English Wedgewood 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 Wrapped Front Porch	\$4,290

### DESIGN CENTER OPTIONS \$15,750

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 Bar)  
 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  
 Add Bench and Cubby (Drop Zone) 4' Wide  
 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 \$21,790

TOTAL SALES PRICE: \$416,775