

THE CLAYTON HOMEPLAN

ELEVATION C
2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



.45 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

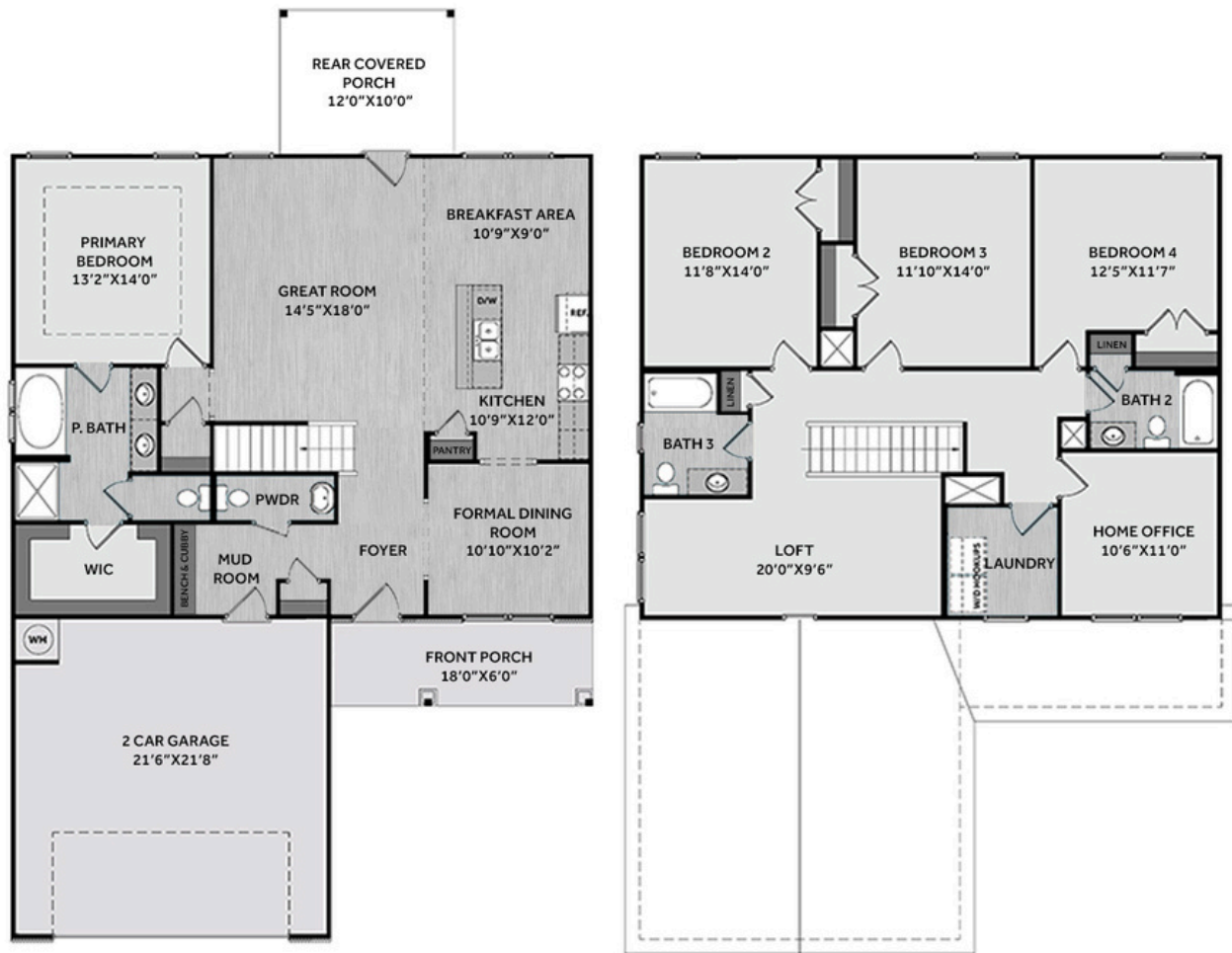
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Photos, Options,
Virtual Tours & More





This spacious home features a first-floor primary suite with a tray ceiling, crown molding, and an en-suite bath with a dual-sink vanity with a quartz countertop, a garden tub, walk-in shower, private water closet, and large walk-in closet. A formal dining room off the foyer connects to the kitchen through a walk-through. The open great room offers access to the rear covered porch and flows into the kitchen and breakfast area. The kitchen includes an island with a sink, granite countertops, shaker cabinets, subway tile backsplash, pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The garage entry leads to a mudroom, a coat closet, and half-bath. Upstairs there is a loft with a linen closet, home office, laundry room, three additional bedrooms, and two full baths—each with a vanity and tub/shower combo. Exterior details include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, and a front porch with a front door highlighted by a transom window and smart keypad entry. Set on a .45-acre lot, this home also offers fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN

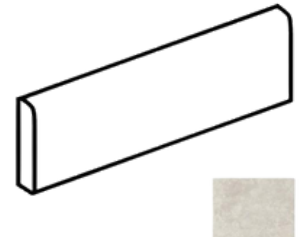
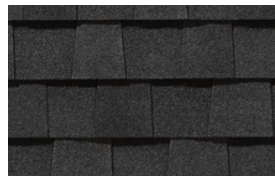
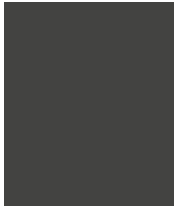
Door Style:
Fairmont



Color:
White



EXTERIOR



AR04

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 Giallo Ornamental Guidoni 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 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)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP81092180 Pulls
- Primary Bath Adult Height Cabinets
- Adult Height Cabinets in Bath #2 and Bath #3
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, and Bath #3
- 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 and Bath #3 Shower Surround

FLOORING

- Optimum Plus - Wild Dunes #7089 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, and Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Level 1 Open Rails on 1st Floor
- Pull Down Attic Stairs
- Add Bench and Cubby (Drop Zone) 6' Wide-Mud Room
- 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: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Norris Gray - Stack Stone Accent
- Sage Vinyl Body Siding
- Scottish Thistle Shake Accent
- 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

STANDARD

Optional Rear Covered Porch – 12' x 10'

\$8,800

DESIGN CENTER OPTIONS \$15,771

Raised/Elongated Toilets (x3- Powder Room, Bath #2, Bath #3)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Dianna Three Light Mini Lantern - 5192603-962 (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
Add Bench and Cubby (Drop Zone) 6' 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 (x2- Bath #2, Bath #3)
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 Carpet- Hall #1
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- Bath #3
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

\$24,571

TOTAL SALES PRICE: \$403,520

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