

THE RIVERMIST HOMEPLAN

ELEVATION F

2,695 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

910.405.8311

info@cavinessandcates.com



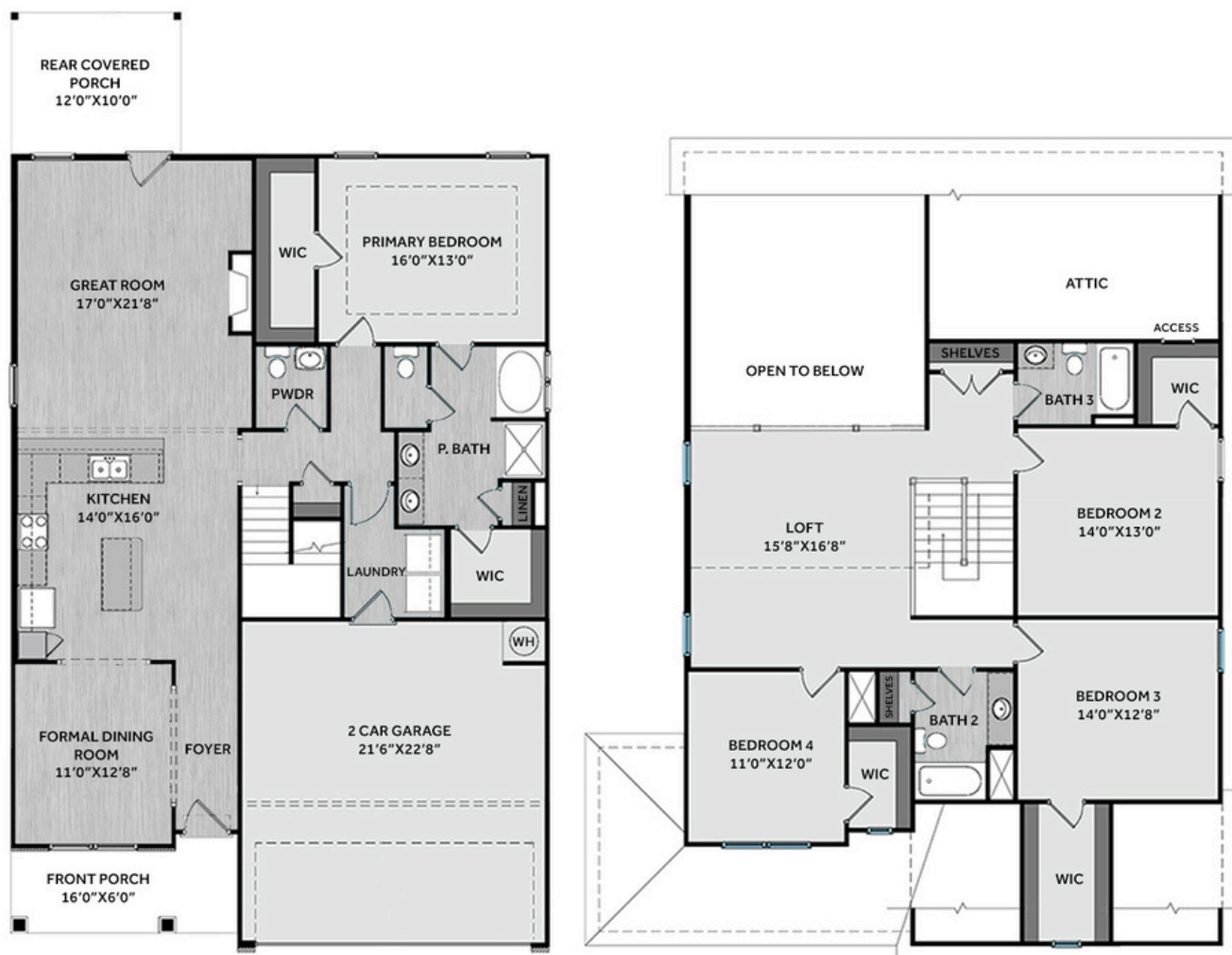
Photos, Options,
Virtual Tours & More



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This two-story home boasts a spacious great room with an electric log fireplace and a second-floor catwalk, with a covered rear porch off the great room. The formal dining room off the foyer offers a pass-through to the kitchen, which includes an island with bar seating, granite countertops, shaker cabinets, subway tile backsplash, a sink overlooking the great room, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The first-floor primary suite offers a tray ceiling with crown molding and two walk-in closets, while the en-suite bath includes a dual quartz sink vanity, shaker cabinets, a walk-in shower, garden tub, linen closet, and private water closet. Also on the main level are a powder room and a mudroom. Upstairs, a spacious loft with a storage closet leads to three bedrooms—each with walk-in closets—and two full hall bathrooms with vanities, and tub/shower combos. Exterior features include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a front door with a transom window, and smart keypad entry. This home also offers a two-car garage, Energy Plus certification, and a 1-2-10 in-house builder warranty.

KITCHEN

Door Style:
Fairmont

Color:
White



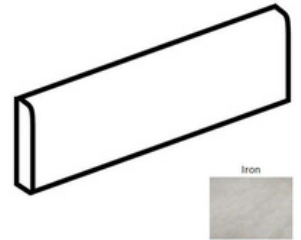
BATHROOM

Door Style:
Fairmont

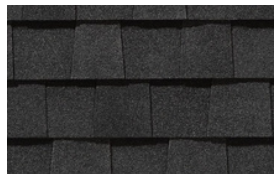
Color:
White



FLOORING



EXTERIOR



PAINT



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 Luna Pearl 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 and Bath #3
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, and Bath #3
- Small Pedestal Sink in Powder Room
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround and CS23 12x12 w/ #89 Smoke Gray Grout Ceramic Tile Garden Tub Surround
- CS23 w/ #89 Smoke Gray Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Optimum Plus - Oyster Oak #591 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 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
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Bar
 - Model: 6537001-962
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Electric Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- Black Gutters



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LOT 24 | ELEVATION F
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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	\$1,750
Optional Rear Covered Porch – 12' x 10'	\$8,800
Optional Secondary Bathroom (3rd Bath)	\$5,695
Optional Electric Fireplace	\$1,650

DESIGN CENTER OPTIONS \$13,744

Raised/Elongated Toilets (x3- Powder Room, Bath #2, Bath #3)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Arilda One Light Pendant – 6537001-962 (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
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)
Upgrade all Vanity Bowls to Square Bowls
Level 1 Fireplace Mantel
Level 1 Fireplace Surround
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 \$31,639

TOTAL SALES PRICE: \$430,681

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