

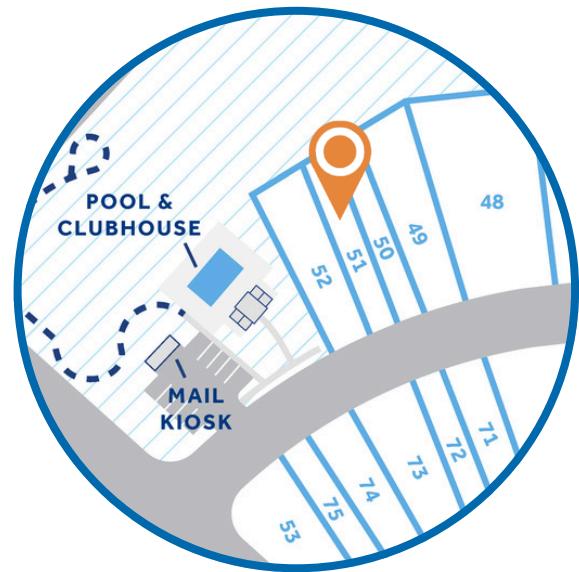
## THE LOOKOUT HOMEPLAN

\$312,900

1,658 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE



\*Artistic Rendering not lot specific.  
For representation purposes only.



Welcome to Long Point Reserve, a thoughtfully designed community just off US-1 in the peaceful town of Vass. Offering a selection of townhomes and single-family homes starting from the \$300s, this neighborhood blends countryside tranquility with modern convenience. Residents will enjoy a range of amenities, including a swimming pool and pool house, a scenic walking trail through the pines, and a proposed dog park for four-legged companions. Ideally located, Long Point Reserve is only 15 minutes from Southern Pines, 35 minutes from Fort Bragg via NC-690, and under an hour from Raleigh. Here, residents can experience the charm of rural living with easy access to shopping, dining, and recreation. With its welcoming community, natural beauty, and thoughtful design, Long Point Reserve offers the perfect balance of comfort, connection, and Carolina charm.

**NEW HOME SPECIALISTS**  
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[info@cavinessandcates.com](mailto:info@cavinessandcates.com)



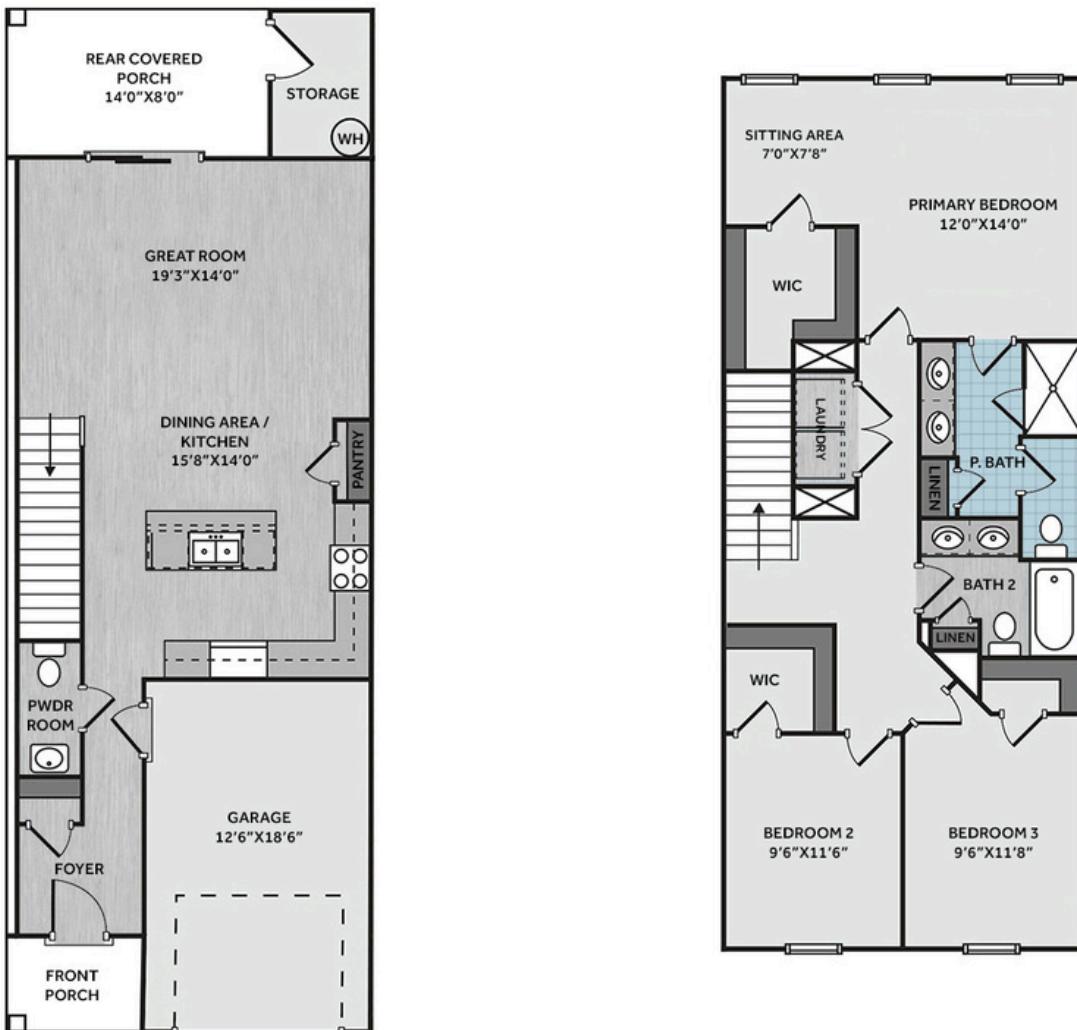
Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:



LIFESTYLE  
PROPERTY  
PARTNERS

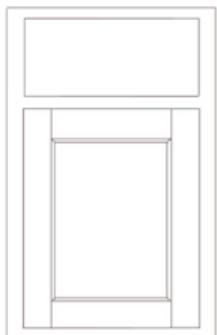
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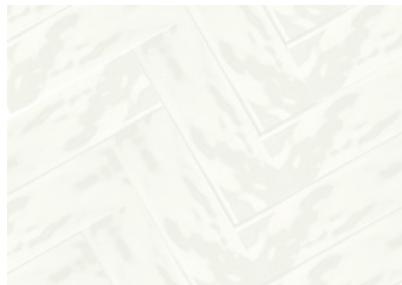
Step into this thoughtfully designed townhome through a welcoming foyer with a coat closet and a half-bath. The kitchen overlooks the dining area and great room and includes a large island with seating, white shaker cabinets, "Azul Platino" granite countertops, herringbone ceramic tile backsplash, a pantry, and stainless-steel appliances—including a smooth top range, microwave, and dishwasher. From the great room, step onto the covered rear porch with access to an exterior storage closet. Upstairs, the primary suite offers a peaceful retreat with a sitting area, crown molding, walk-in closet, and an en suite bathroom featuring a dual sink vanity with a quartz countertop, a walk-in tile shower, private water closet, and linen closet. Two additional bedrooms share a full bathroom with a dual sink vanity, a tub/shower combo, and a second linen closet. A centrally located laundry closet sits at the top of the stairs for added convenience. Exterior features include low-maintenance vinyl siding, dimensional roof shingles, a dormer, and a front door painted in SW "Grays Harbor". Energy Plus certified and backed by a 1-2-10 year builder in-house warranty, this townhome also includes a 1-car garage with direct foyer access.

## KITCHEN

Door Style:  
Fairmont



Color:  
White

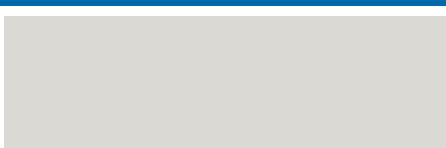


## EXTERIOR



AV19

## 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 Azul Platino Granite Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY90 4x12 w/ #44 Bright White Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 36" Wall Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Adult Height Cabinets in Primary Bath and Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Primary Bath 36"x60" Tile Shower - Wall: AV19 12x24 Staggered w/ #78 Sterling Silver Grout / Floor: LP21 2x2 w/ #78 Sterling Silver Grout
- CS23 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Oyster Oak #591 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- AV19 12x24 Staggered w/ #78 Sterling Silver Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Primary Interior Color: First Star SW7646 w/ White Ceilings
- Open Rails on 1st Floor
- Two Piece Crown Molding in Primary Suite

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Island
  - Model: 6537001-962
- LED Recess Lights in Kitchen
- LED Recess Lights in Dining Area

## EXTERIOR

- 12 - Light Glass View Over 1 - Panel Front Door w/ Smart Keypad Deadbolt, and Brushed Nickel Handleset
- Front Door Painted: Grays Harbor SW6236
- Black Architectural Shingles
- Square Panel Front Columns
- White Vinyl Body Siding
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door w/ Hardware
- White Gutters

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