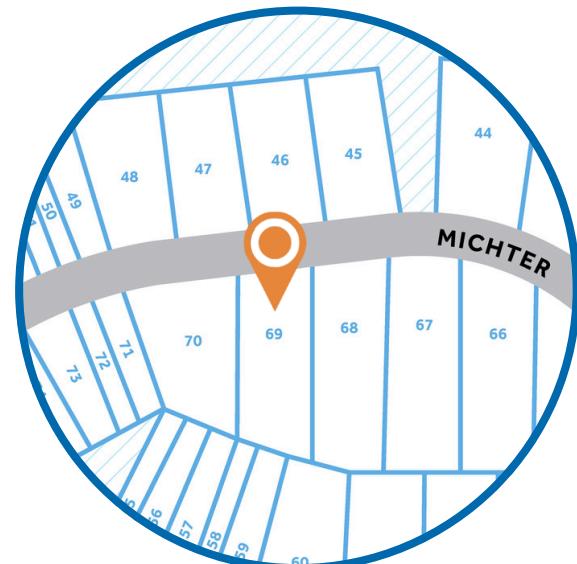


THE RIVERMIST HOMEPLAN

ELEVATION F

2,695 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



.308 ACRE

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
910.405.8311
info@cavinessandcates.com



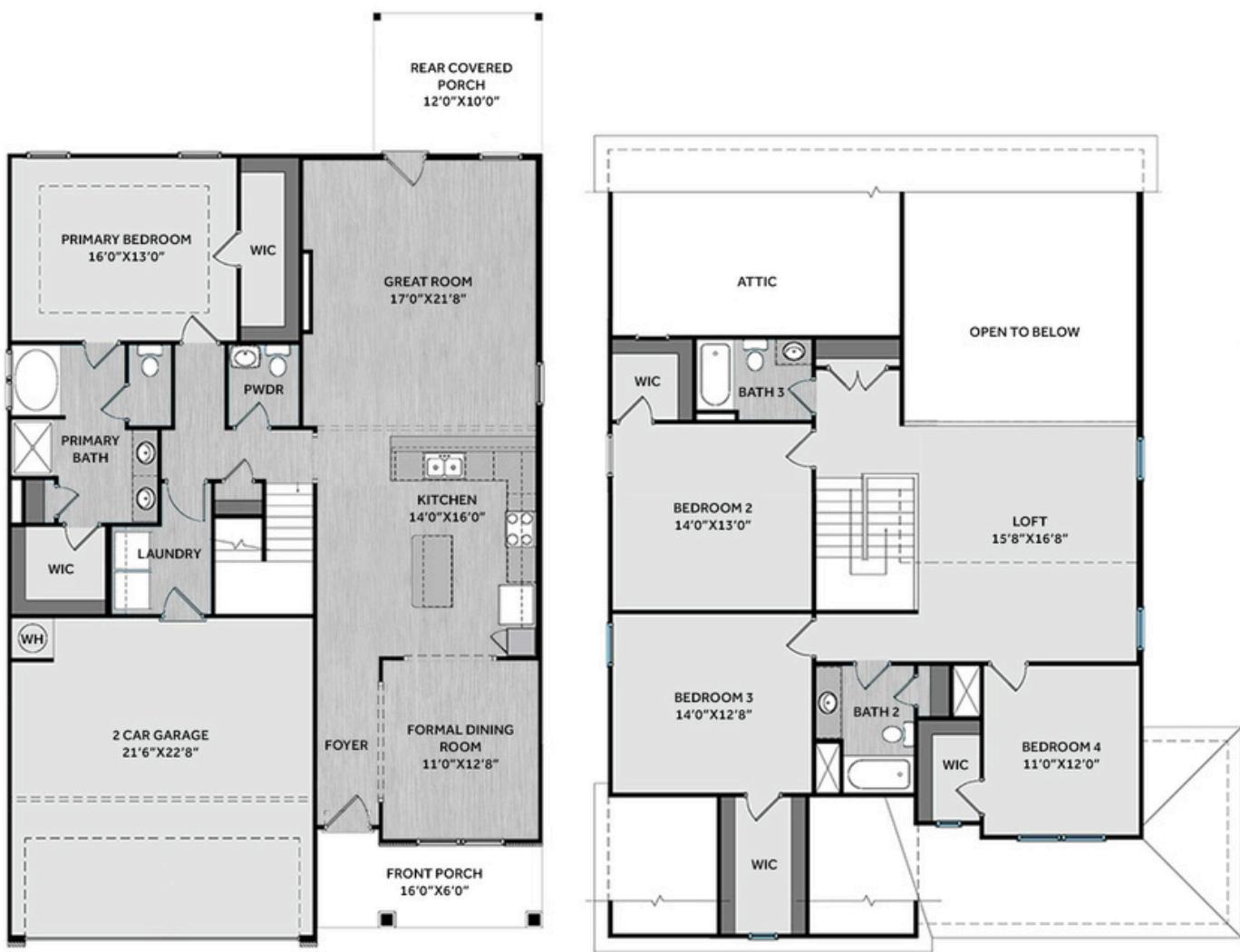
Photos, Options,
Virtual Tours & More

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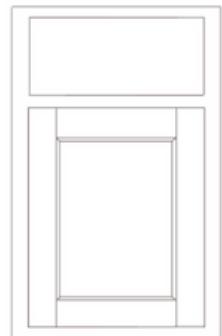


This stunning two-story home blends style and function with a spacious great room that showcases a linear electric fireplace with a board-and-batten accent wall in "Iron Ore" and access to the rear covered porch—perfect for relaxing or entertaining. The foyer, with two-piece crown molding and wainscoting, opens to a dining room that connects to the kitchen through a convenient pass-through. The kitchen showcases a large island with bar seating, "New Willow White" quartz countertops, white shaker cabinets, a pantry, 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 bathroom includes a dual quartz sink vanity, walk-in shower, garden tub, linen closet, and private water closet. A half-bath and mudroom complete the main floor. Upstairs, a large loft offers flexible living space and provides access to a storage closet, along with three spacious bedrooms—each with a walk-in closet—and two full hall baths. Exterior features low-maintenance vinyl siding with board-and-batten accents, dimensional roof shingles, front porch with SW "Watery" door, and smart keypad entry.

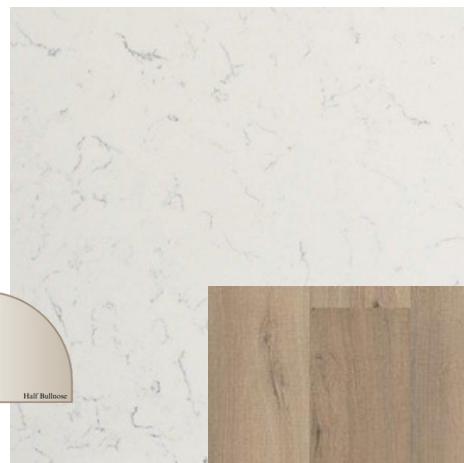
Energy Plus Certified with a two-car garage and 1-2-10 builder warranty.

KITCHEN

Door Style:
Fairmont



Color:
White



EXTERIOR

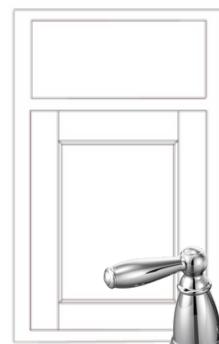


PAINT



BATHROOM

Door Style:
Fairmont



Color:
White



FLOORING



AR04

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 Willow White Quartz 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
- 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 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 - Driftwood #1056 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

FIREPLACE

- Linear Electric Fireplace w/ Board & Batten Accent Wall Painted Iron Ore SW7069

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

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Watery SW6478
- 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

DESIGN OPTIONS SUMMARY

STRUCTURAL	BASE HOUSE PRICE: \$429,800
Optional Elevation F	\$1,750
Optional Rear Covered Porch – 12' x 10'	\$8,800
Optional Secondary Bathroom (3rd Bath)	\$5,695
Optional Linear Electric Fireplace w/ Accent Wall	\$3,750

DESIGN CENTER OPTIONS \$14,794

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)
 Kitchen Level 1 Quartz
 Upgrade all Vanity Bowls to Square Bowls
 LVP Level 1 - Foyer
 LVP Level 1 - Great Room
 LVP Level 1 - Formal Dining Room
 LVP Level 1 - Kitchen/Breakfast Area
 LVP Level 1 - Powder Room
 LVP Level 1 - Hall #1
 LVP Level 1 - Primary Bath
 LVP Level 1 - Bath #2
 LVP Level 1 - Bath #3
 LVP Level 1 - Laundry
 Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
 Upgrade to Front Door Handleset
 Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$34,789

TOTAL SALES PRICE: \$464,589

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