



## HOMESITE 236

107 Cardovia Way  
Wendell, NC

### THE BLADEN HOMEPLAN

ELEVATION F

3,142 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



.72± ACRE

Classic and understated style, coupled with an ideal location and approachable affordability lead you home to Maggie Way! Cool off by the pool or cast a line into the five-acre lake. Your community offers a spacious "Tot Lot" where kids of all ages will have room to roam and scale the brand-new playground.

Located in the peaceful rural community of Archer Lodge, Maggie Way might feel like a serene country escape, but it's only a few short minutes from the big city opportunities of Raleigh. For those who want the best of both worlds, who want big city life without being overwhelmed by it, who still love the scent of clean air and the sight of unsullied blue skies, and who want to work, play, and live their best lives in their own backyard, this is the place to be!

### NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com

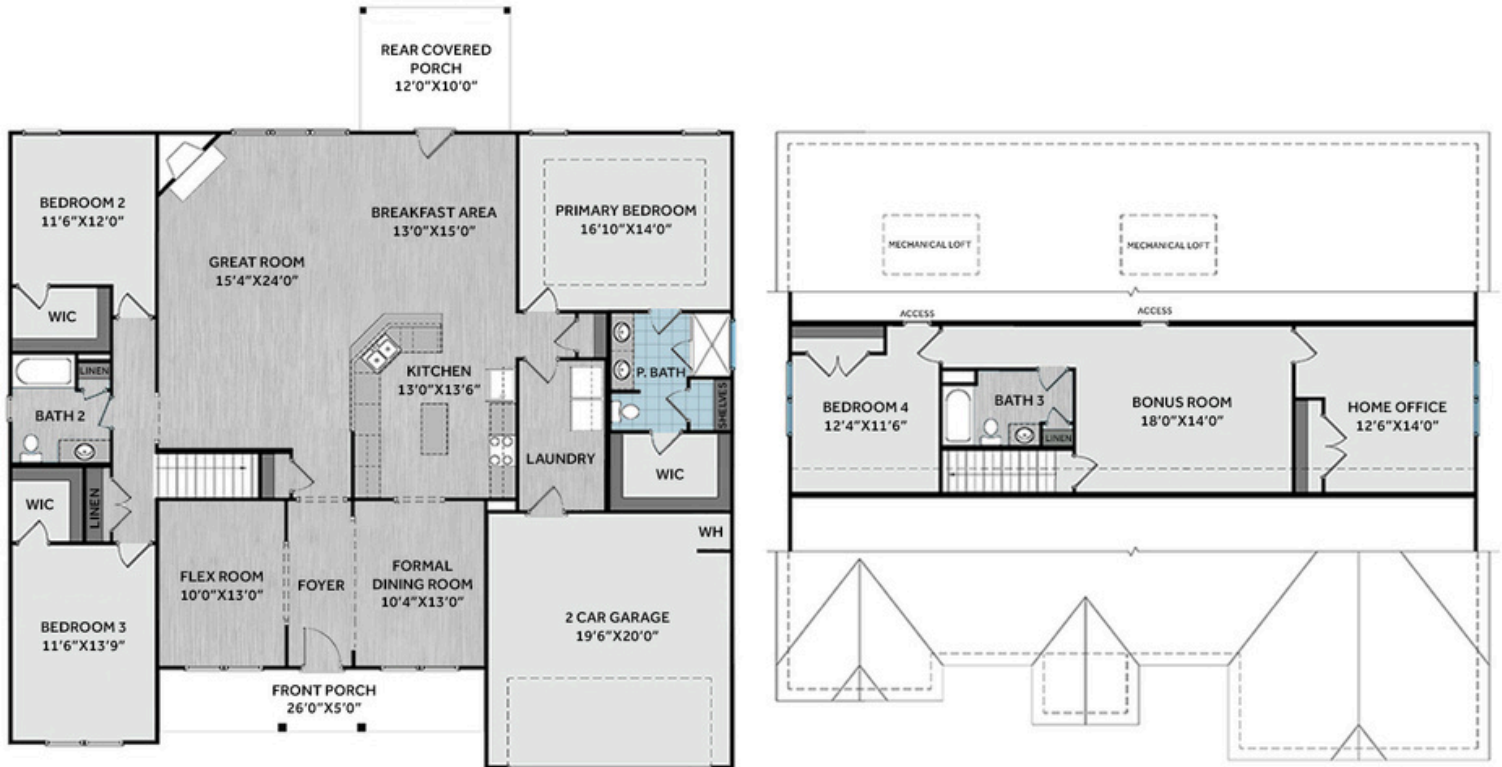


Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:



\*Subject to change without notice. See pg. 5 for full disclaimer.



A welcoming foyer opens to a formal dining room with two-piece crown molding and wainscoting, across from a versatile flex room. The great room features a cozy corner gas log fireplace and flows seamlessly into the open-concept kitchen and breakfast area. The kitchen offers white shaker cabinets with an accent island painted in "Jade", "Trigato" quartz countertops, white subway tile backsplash, and stainless-steel appliances. The breakfast area flows directly to the rear covered porch. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bathroom with a dual quartz sink vanity with a center drawer stack, walk-in tile shower, linen closet, and spacious walk-in closet. Two additional main-level bedrooms include walk-in closets and share a full hall bathroom with a linen closet. A laundry room with convenient garage access adds functionality. Upstairs offers a spacious bonus room, home office, additional bedroom, and a full bath. Exterior highlights include low-maintenance vinyl siding with board and batten accents, a stone facade, dimensional roof shingles, and a spacious front porch with a SW "Black Fox" front door, and smart keypad entry. Situated on a generous 0.72-acre lot, this Energy Plus certified home includes a two-car garage, fiber-optic internet, and a 1-2-10 builder in-house warranty.

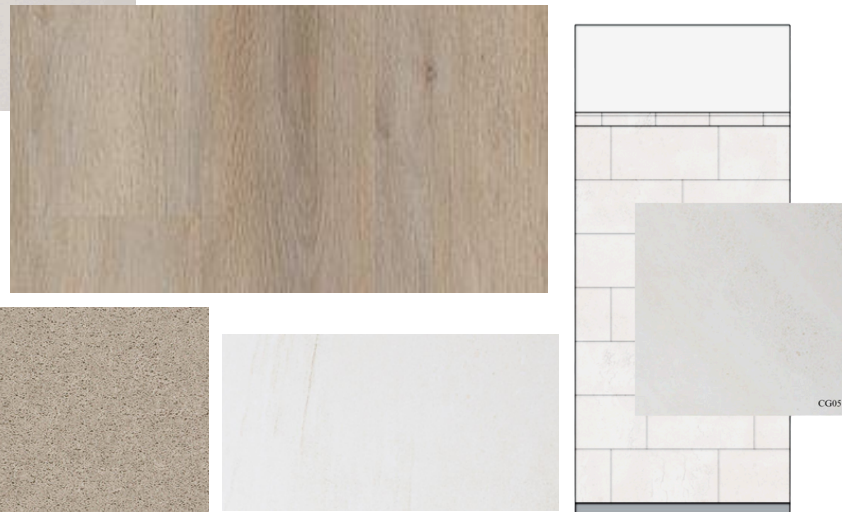
## KITCHEN



## BATHROOM



## FLOORING



## EXTERIOR



# PAINT



## LIGHTING





## KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Fairmont Jade Flat Panel Cabinet Accent Island
- ½ Bullnose Edge Trigato Quartz 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, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

## BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- Deluxe Tile Pattern - Primary Tile Shower 36" x 60" - Wall: CG05 12x24 Staggered w/ #93 Fossil Grout / Floor: LP19 2x2 w/ #93 Fossil Grout
- AR04 w/ #93 Fossil Grout on Bath #2 and Bath #3 Shower Surround

## FLOORING

- Revered - Aldergrove Oak #2029 LVP in Foyer, Great Room, Formal Dining Room, Flex Room, Kitchen / Breakfast Area, Hall #1, Bath #2, Bath #3, Laundry
- CG05 12x24 Staggered w/ #93 Fossil Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Accessible Beige SW7036
- Formal Dining Room Accent Color: Retreat SW6207
- Picture Frame Style Wainscot and 2 Piece Crown Molding - Formal Dining Room
- Tray Ceiling in Primary Suite

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 3 Feiss Tabby One Light Pendants over Kitchen Bar
  - Model: P1308BS
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

## FIREPLACE

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

## EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Fox SW7020
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Shadow Mountain Stack Stone Facade
- Tuscan Olive Vinyl Body Siding
- Tuscan Olive Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Long Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F w/ Stone	BASE HOUSE PRICE: \$493,500
Optional Full Front Porch	\$3,450
Optional Rear Covered Porch - 12' x 10'	\$10,710
Optional Gas Fireplace on Exterior Wall	\$8,800
	\$1,650

### DESIGN CENTER OPTIONS \$36,843

Raised/Elongated Toilet - Secondary Bath (x2- Bath #2, Bath #3)  
6-Panel Front Door & Transom Package  
Kitchen Pendant Light: Feiss Tabby One Light Pendant - P1308BS (x3- Over Kitchen Bar)  
Add Recess Light Assembly to Non Standard Location (x4- Kitchen)  
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)  
Add Smart Keypad Deadbolt Front Door  
Add Spear Style Decorative Hardware to Garage Door  
Add Decorative Glass & Inserts to 16x7 Door  
Add Level 1 Picture Frame Style Wainscot - Formal Dining Room  
Add 2 Piece Crown Moulding - Formal Dining Room  
Add 42" Wall Cabinets - Kitchen  
Add Refrigerator End Panels to Standard Cabinet Layout  
Add 2 ¼" Crown to Standard Cabinet Layout  
Kitchen Island Multicolor Cabinet Option  
Primary Bath - Adult Height Vanity  
Add 12" Stack of Drawers to Primary Vanity  
Kitchen Level 1 Quartz  
Upgrade all Bath Vanity Bowls to Square Bowls  
Level 1 Fireplace Mantel  
Level 1 Fireplace Surround  
Sherwin Williams Duration Flat Paint Whole House Package  
LVP Lvl 2 - Foyer, Great Room, Formal Dining Room, Flex Room, Kitchen / Breakfast Area, Hall #1, Bath #2, Bath #3, Laundry  
Ceramic Tile Level 3 - Primary Bath Opt. Layout  
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic  
Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"  
Canfield Lighting Package Brushed Nickel (Whole House)  
Upgrade to Front Door Handleset  
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED **\$61,453**

**TOTAL SALES PRICE: \$554,953**

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.