



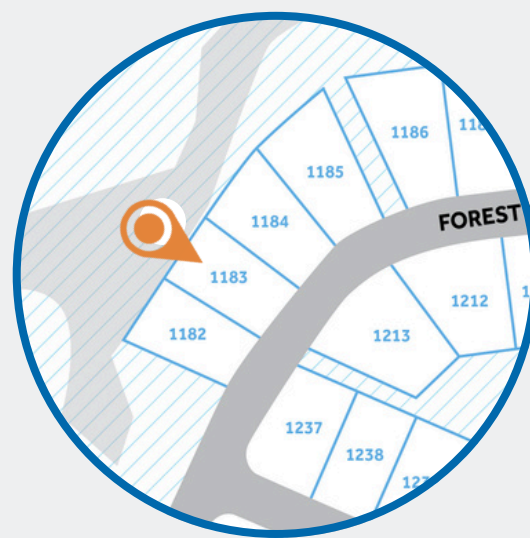
*Artistic Rendering not lot specific.
For representation purposes only.

THE RIVERMIST HOMEPLAN

ELEVATION FH

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

ANDERSON CREEK LOWER VALLEY



.22 ACRE

OVERVIEW

Nestled within 1,700 acres of protected North Carolina forest, Anderson Creek Club is a private, gated luxury community offering resort-style living across more than 20 distinctive neighborhoods. Caviness & Cates is proud to return to Anderson Creek Club, where we helped build the original phases. Our beautiful new homes blend seamlessly with the natural surroundings, delivering a timeless lifestyle centered on health, wellness, education, sustainability, and strong community connections.

Located in Spring Lake, NC, Anderson Creek Club is the closest gated community to Fort Bragg and just 45 miles south of Raleigh—perfect for military families and Triangle professionals. Residents enjoy exceptional amenities including a championship 18-hole golf course, state-of-the-art fitness center, pools, tennis and pickleball courts, canoeing, hiking trails, and an elegant clubhouse with Pub & Grill. Discover your forever home in this premier resort-style community.

SALES AND MARKETING BY:



NEW HOME SPECIALISTS

910.405.8311 • info@cavinessandcates.com

See last page for disclaimer.



**PHOTOS,
OPTIONS,
VIRTUAL TOURS
& MORE**





This two-story home welcomes you with a foyer featuring two-piece crown molding and wainscoting, opening to a dining room and spacious great room with an electric log fireplace, floating mantel, second-floor catwalk, and access to the rear covered porch. The great room flows into the kitchen with an island with bar seating, "Carrara Extra" quartz countertops, white shaker cabinetry with a "Galaxy" accent island, herringbone tile backsplash, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. The first-floor primary suite offers a tray ceiling with crown molding, a SW "Online" board-and-batten accent wall, and two walk-in closets, while the en-suite bath includes a dual quartz sink vanity, a walk-in tile shower, linen closet, and private water closet. A powder room and mudroom complete the main level. Upstairs, a spacious loft with a storage closet lead to three bedrooms—each with walk-in closets—and two full hall bathrooms. Exterior features include cement siding with board-and-batten accents, dimensional roof shingles, a front door with a transom window, and smart keypad entry. Additional features include a two-car garage, fiber-optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

NEW HOME SPECIALISTS

910.405.8311 • info@cavinessandcates.com

See last page for disclaimer.



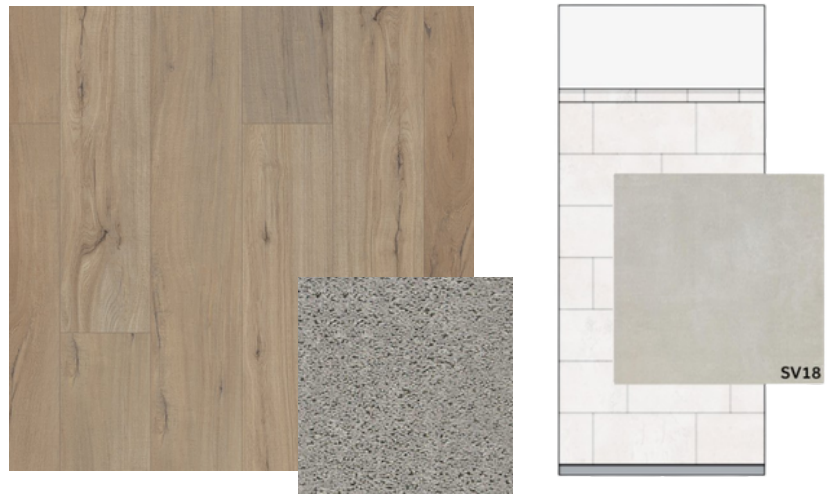
KITCHEN



BATHROOM



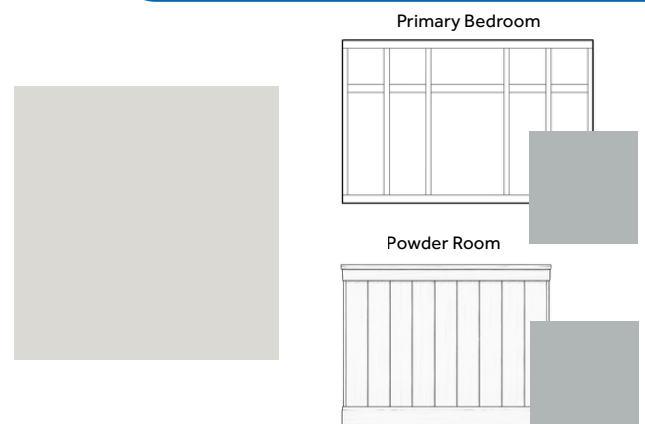
FLOORING



EXTERIOR



PAINT



Kitchen

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Fairmont Galaxy Flat Panel Accent Island
- ½ Bullnose Edge Carrara Extra Quartz Countertops
- Artezen 2x4 Herringbone Mosaic / AT20 2x4 Herringbone Mosaic w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets & 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

Bathroom

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Primary Bath, Bath #2, Bath #3 Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, Bath #3
- Painted Vertical Shiplap w/ Framed Mirror and Gerber Maxwell Pedestal Sink in Powder Room
- Deluxe Tile Pattern - Option #1 Primary Tile Shower 36" x 60" - Wall: SV18 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: SV18 2x2 Straight w/ #89 Smoke Gray Grout
- SV18 w/ #89 Smoke Gray Grout on Bath #2, Bath #3 Shower Surround

Flooring

- Polaris Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, Laundry
- Graceful Finesse Concrete Carpeting

Interior Paint & Trim

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 (Includes Ceilings)
- Paint & Trim 2 Car Garage (painted flat white)
- Board & Batten Style Wainscot + 2 Piece Crown Molding - Foyer
- Kneewall on Stairs
- Tray Ceiling in Primary Bedroom
- Accent Wall Option #3 – Board & Batten Panel Accent Wall: Satin Painted Online SW7072 - Primary Bedroom
- Vertical Shiplap Painted: Online SW7072 - Powder Room
- Pull Down Attic Access Door

Lighting

- Curated Lighting Package by Mid South Lighting
- 2 Bulb Floodlights on Rear Corners

Fireplace

- Electric Fireplace w/ Fillmore Floating Mantel Stained Loft Pine

Exterior

- Paint Grade Smooth, 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
- Extra White SW7006 Fibercement Siding
- Extra White SW7006 Board & Batten Fibercement Siding
- Extra White SW7006 Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Short Panel Garage Door w/ Glass Inserts and Decorative Hardware
- Black Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE PRICE: \$452,348

Optional Elevation FH	\$2,450
Optional Rear Covered Porch – 12' x 10'	\$8,800
Optional Secondary Bathroom (3rd Bath)	\$5,695
Optional Electric Fireplace	\$1,650

DESIGN CENTER OPTIONS \$27,420 *total may not reflect builder-included upgrades*

Align Kitchen Faucet w/ Pull-Down Spray
 Raised/Elongated Toilet - Secondary Bath (x3- Powder Room, Bath #2, Bath #3)
 6-Panel Front Door & Transom Package
 Kitchen Pendant Lights: Arilda One Light Pendant - 6537001-112 (x2- Over Kitchen Bar)
 Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
 Add Smart Keypad Deadbolt Front Door
 Add Decorative Glass & Inserts to 16x7 Door
 Add Spear Style Decorative Hardware to Garage Door
 Add Level 2 Board & Batten Style Wainscot - Foyer
 Add 2 Piece Crown Moulding - Foyer
 Add Painted Vertical Shiplap w/ Framed Mirror - Powder Room
 Add Accent Wall Option #3 – Painted Board & Batten Panel Accent Wall - Primary Bedroom (Exterior Side Wall)
 Pull Down Attic Access Door
 Add 42" Wall Cabinets - Kitchen
 Add 2 ¼" Crown to Standard Cabinet Layout
 Kitchen Island Multicolor Cabinet Option
 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 Sinks
 Fillmore Floating Mantel
 Paint & Trim 2 Car Garage (painted flat white)
 LVP Lvl 1.5 - Foyer, Great Room, Formal Dining Room, Kitchen, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, Laundry
 Kitchen Backsplash - Artezen 2x4 Herringbone Mosaic
 Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
 Level 2 Tile Shower Floor - Option #1 Tile Shower 36"x60"
 Upgrade to Front Door Handleset
 Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$46,015

TOTAL SALES PRICE: \$498,363