



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

THE GRANVILLE HOMEPLAN

ELEVATION C

2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE

ANDERSON CREEK LOWER VALLEY



.24 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

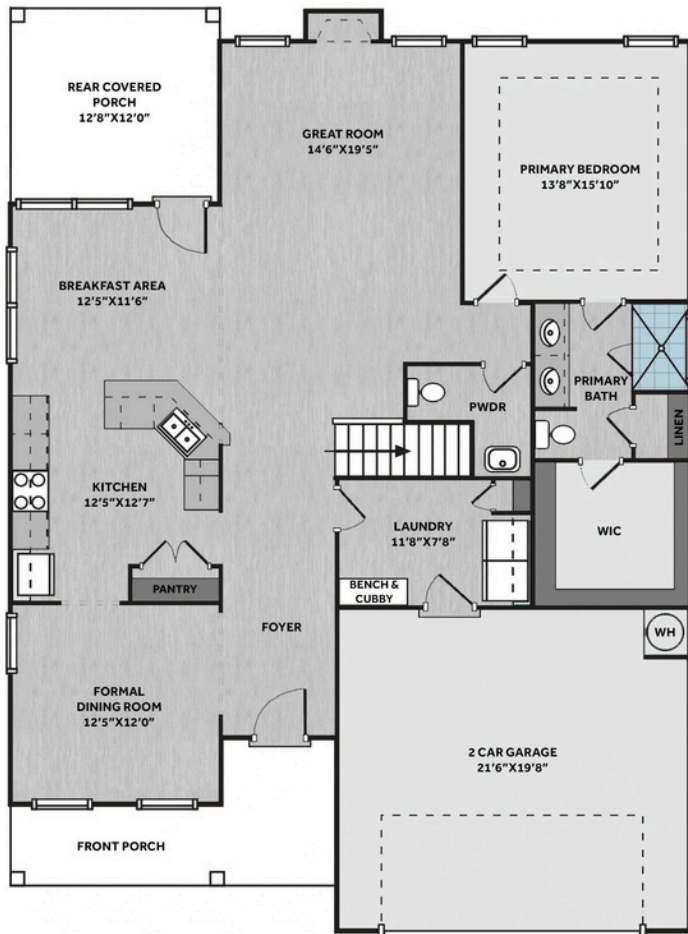
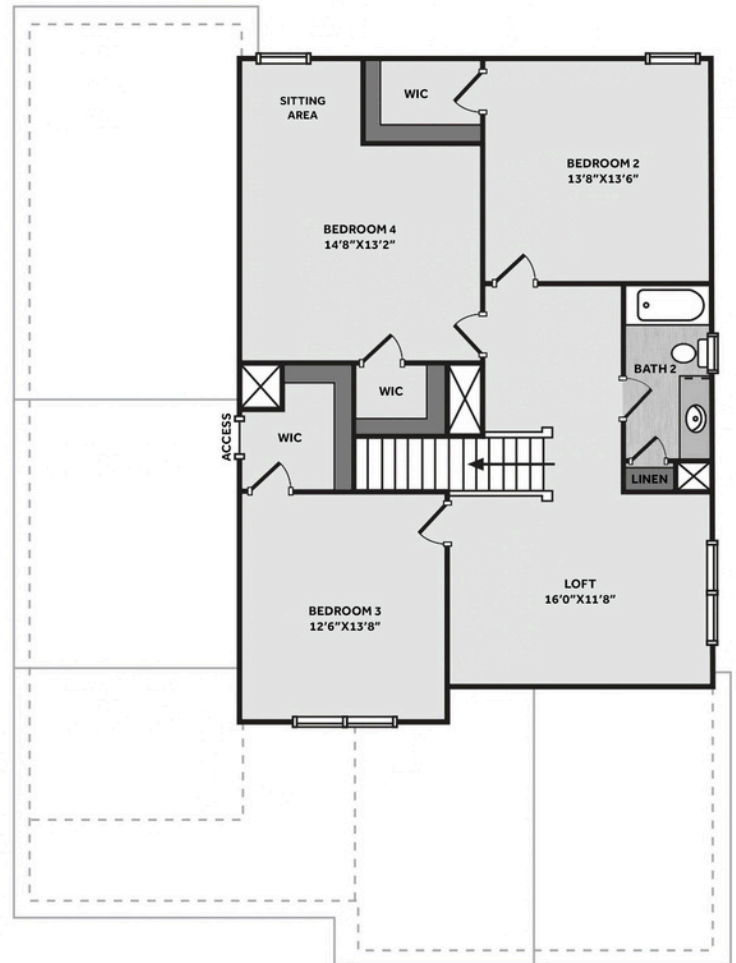
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See last page for disclaimer.



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





This home welcomes you with a foyer featuring two-piece crown molding and wainscoting, leading to a formal dining room with a pass-through to the kitchen. The foyer opens into the kitchen and great room, where an electric fireplace with a floating mantel creates a warm focal point. The kitchen offers "Trigato" quartz countertops, white shaker cabinets, horizontal picket tile backsplash, pantry, and stainless-steel appliances. The adjoining breakfast area leads to a rear covered porch. A half-bath and mudroom with a built-in bench and cubbies, washer/dryer connections, and a coat closet complete the main level. The first-floor primary suite showcases a tray ceiling with crown molding and an ensuite bathroom with a dual quartz sink vanity, walk-in tile shower, linen closet, and walk-in closet. Upstairs, a loft leads to three bedrooms—all with walk-in closets—and a full hall bath with a linen closet. Exterior details include cement board siding with shake accents, a stone skirt, dimensional roof shingles, and a welcoming front porch with smart keypad entry. Additional features include a two-car garage, fiber-optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

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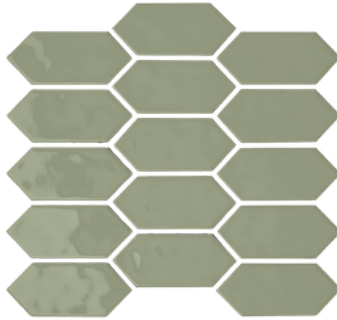
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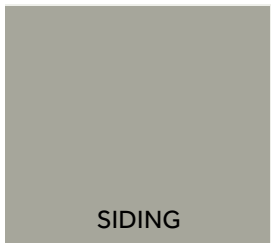
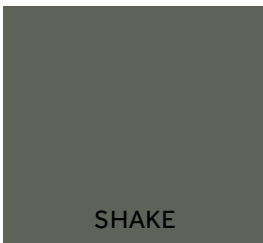
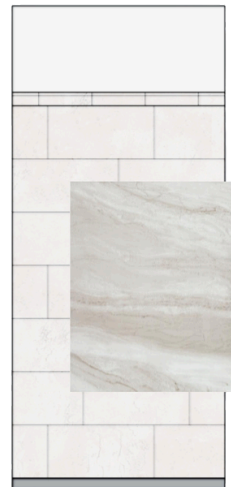
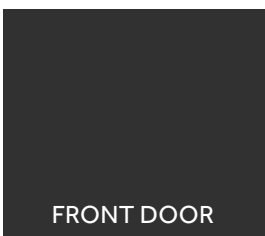
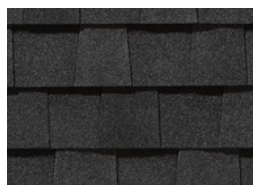
KITCHEN



Color:
White



EXTERIOR



BATHROOM



Color:
White



FLOORING

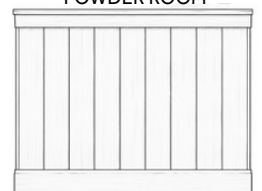
PAINT



BENCH & CUBBY



POWDER ROOM



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
- ½ Bullnose Edge Trigato Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY93 2x5 Pickets w/ #94 Walnut Grout - Set Horizontal 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)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath, Bath #2 Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- White 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: CT75 12x24 Staggered w/ #95 Mink Grout / Floor: CT75 2x2 Straight w/ #95 Mink Grout
- SV17 w/ #94 Walnut Grout on Bath #2 Shower Surround

Flooring

- Polaris Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

Interior Paint & Trim

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 (Includes Ceilings)
- Paint & Trim 2 Car Garage (painted flat white)
- Board & Batten Style Wainscot + 2 Piece Crown Molding - Foyer
- Level 1 Rails 1st Floor
- Tray Ceiling in Primary Bedroom
- Bench and Cubby (Drop Zone) 4' Wide Semi-Gloss Painted Rare Gray SW6199 - Laundry
- White Vertical Shiplap - 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: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered Stone Base Front Columns
- Shadow Mountain Stack Stone Facade
- Rare Gray SW6199 Fibercement Siding
- Pewter Green SW6208 Shake Fibercement Siding
- Extra White SW7006 Exterior Trim
- 4 over 4 White Windows
- Black Board & Batten Shutters
- Gallery Steel Long Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE PRICE: \$469,996

Optional Electric Fireplace

\$1,650

DESIGN CENTER OPTIONS \$28,254 *total may not reflect builder-included upgrades*

Raised/Elongated Toilet - Secondary Bath (x2- Powder Room, Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Feiss Tabby One Light Pendant - P1308BS (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
Level 1 Rails 1st Floor
Pull Down Attic Access Door
Add Bench and Cubby (Drop Zone) 4' WIDE
Add White Vertical Shiplap w/ Framed Mirror - Powder Room
Add 42" Wall Cabinets - Kitchen
Add 2 1/4" Crown to Standard Cabinet Layout
Primary Bath - Adult Height Vanity
Hall Bath - Adult Height Vanity (x1- Bath #2)
Kitchen Level 1 Quartz
Upgrade all Vanity Bowls to Square Sinks
Fillmore Floating Mantel
Paint & Trim 2 Car Garage (painted flat white)
Paint Bench & Cubby Custom Semi-Gloss Color
LVP Lvl 1.5 - Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
Kitchen Backsplash - 2x5 Horizontal Pickets - Mythology
Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$29,904

TOTAL SALES PRICE: \$499,900