



HOMESITE 1206

224 Forest Valley Drive
Spring Lake, NC



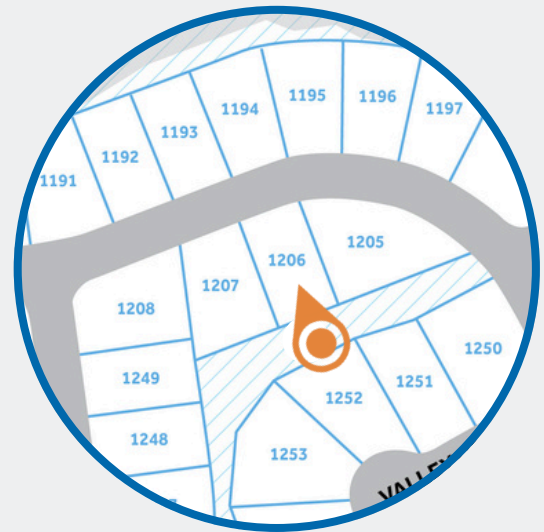
*Artistic Rendering not lot specific.
For representation purposes only.

THE RIVERMIST HOMEPLAN

ELEVATION B

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

ANDERSON CREEK LOWER VALLEY



.20 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

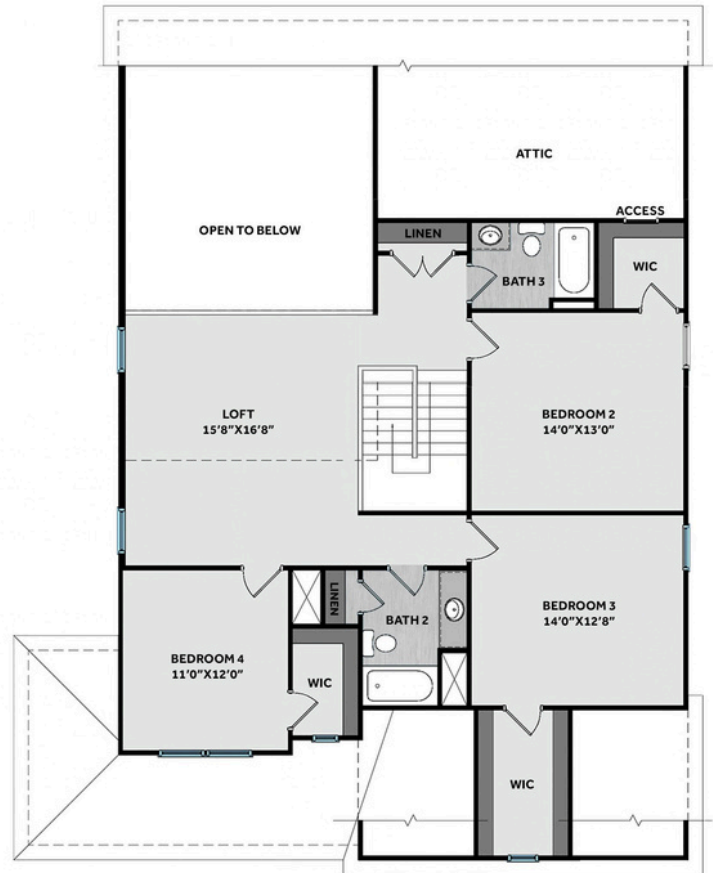
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See last page for disclaimer.



PHOTOS,
OPTIONS,
VIRTUAL TOURS
& MORE





This two-story home welcomes you with a foyer and dining room accented by two-piece crown molding and wainscoting. The foyer flows into the spacious great room, highlighted by an electric log fireplace with a floating mantel, second-floor catwalk, and access to the rear covered porch. The open-concept kitchen overlooks the great room and showcases a “Blue Smoke” accent island with bar seating, “Carrara Extra” quartz countertops, white shaker cabinetry, herringbone tile backsplash, and stainless-steel appliances. The first-floor primary suite offers a tray ceiling with crown molding 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 with washer/dryer connections 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 shake accents, painted brick facade, dimensional roof shingles, 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

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See last page for disclaimer.



KITCHEN



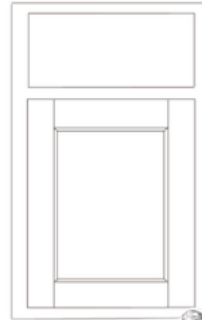
Color:
White



Color:
Blue Smoke



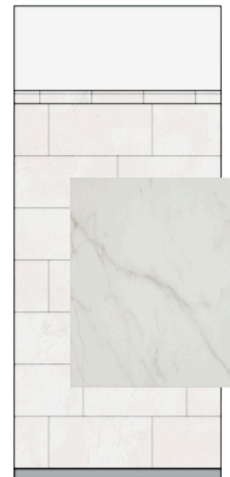
BATHROOM



Color:
White



FLOORING



EXTERIOR

SIDING

SHAKE



FRONT DOOR

PAINT

FORMAL DINING ROOM

POWDER ROOM

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 Blue Smoke Flat Panel Accent Island
- ½ Bullnose Edge Carrara Extra Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY90 4x12 w/ #44 Bright White Grout - Set in Herringbone Pattern 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: CT76 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: CT76 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)
- Formal Dining Room Painted: Foggy Day SW6235
- Paint & Trim 2 Car Garage (painted flat white)
- Board & Batten Style Wainscot + 2 Piece Crown Molding - Foyer
- Board & Batten Style Wainscot + 2 Piece Crown Molding - Formal Dining Room
- Vertical Shiplap Painted: Foggy Day SW6235 - Powder Room
- Kneewall on Stairs
- Tray Ceiling in Primary Bedroom
- 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: Foggy Day SW6235
- Moire Black Dimensional Shingles
- 10" Square Front Columns
- Evelyn Bay Painted Brick Veneer Extra White SW7006
- Extra White SW7006 Fibercement Siding
- Extra White SW7006 Shake Fibercement Siding
- Extra White SW7006 Exterior Trim
- 4 over 4 White Windows
- Storm Cloud Board & Batten Shutters
- Bridgeport Steel Extended Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters



THE RIVERMIST HOMEPLAN

LOT 1206 | ELEVATION B
2,695 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE PRICE: \$452,348

Optional Elevation B	\$1,430
Optional Rear Covered Porch – 12' x 10'	\$8,800
Optional Secondary Bathroom (3rd Bath)	\$5,695
Optional Electric Fireplace	\$1,650

DESIGN CENTER OPTIONS \$29,977 *total may not reflect builder-included upgrades*

Painted Brick Veneer - Front Façade Only
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: Zire One Light Pendant - 6590301-112 (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 (x2- Foyer, Formal Dining Room)
Add 2 Piece Crown Moulding (x2- Foyer, Formal Dining Room)
Add Painted Vertical Shiplap w/ Framed Mirror - Powder Room
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 - 4x12 Herringbone Rectangle Undulated - 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

\$47,552

TOTAL SALES PRICE: \$499,900

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