CATES BUILDING, INC.

HOMESITE 1235

605 Forest Valley Drive
Spring Lake, NC

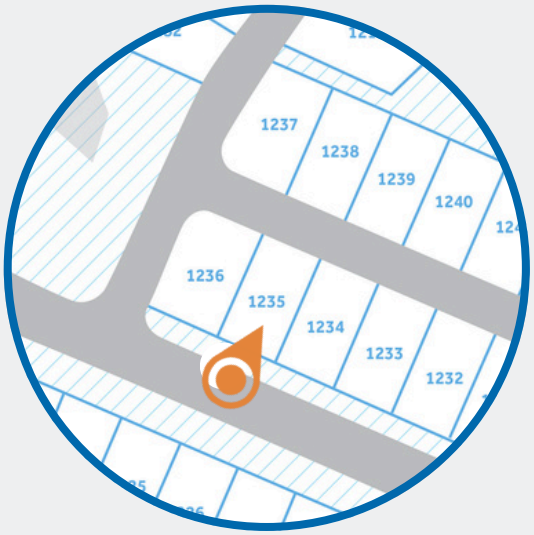
THE PAMLICO HOMEPLAN

ELEVATION E

2,522 SQFT | 5 BR | 3 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.

PHOTOS, OPTIONS, VIRTUAL TOURS & MORE

SALES AND MARKETING BY:

AC REALTY

NEW HOME SPECIALISTS

910.405.8311 • info@cavinessandcates.com

See last page for disclaimer.

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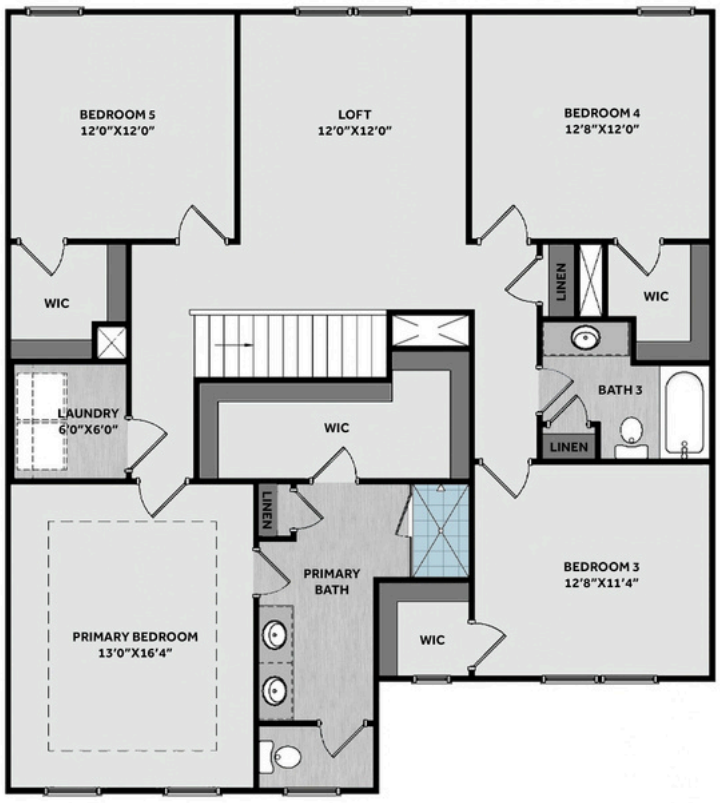

A foyer with two-piece crown molding and wainscoting opens to the dining room with a SW "Jubilee" board-and-batten accent wall and leads to the main living areas. The open kitchen overlooks the great room and features an island, "Carrara Extra" quartz countertops, vintage fish-scale backsplash, corner pantry, breakfast area, and stainless-steel appliances. The great room includes an electric fireplace with a mantel and black granite surround, plus access to the rear covered porch. A first-floor guest room sits near a full hall bath. Upstairs, the primary suite offers a tray ceiling with crown molding, while the ensuite bathroom includes a white dual-sink quartz vanity, linen closet, walk-in tile shower, private water closet, and walk-in closet. Three additional bedrooms, all with walk-in closets, share a full hall bathroom with a linen closet. An open loft at the top of the stairs provides flexible living space, while the second-floor laundry room offers convenience. Exterior features include cement board siding with board-and-batten and shake accents, dimensional roof shingles, covered front porch, smart keypad entry, and a two-car garage. Also included: fiber-optic availability, Energy Plus certification, and 1-2-10 builder warranty.

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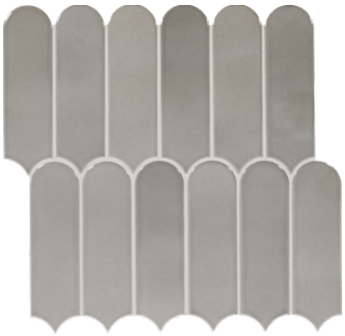
KITCHEN

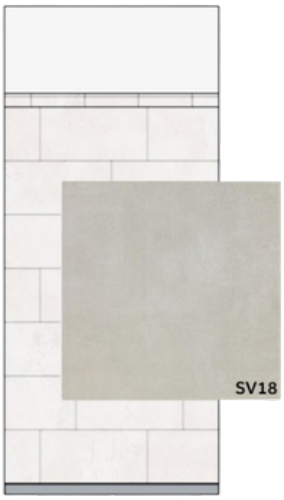
Color:
White



BATHROOM

Color:
White

FLOORING



EXTERIOR

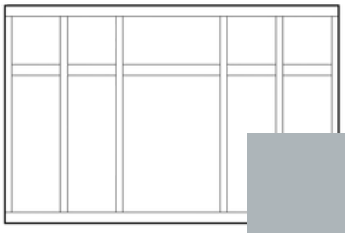
SIDING

SHAKE / B&B

FRONT DOOR

PAINT

FORMAL DINING ROOM



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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 6501195 Pulls
- ½ Bullnose Edge Carrara Extra Quartz Countertops
- Artefino Vintage Fish Scale / AR12 2x6 Fish Scale w/ #87 Stormy Gray 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/ Chrome BP9161196180 Pulls
- Primary Bath, Bath #2, Bath #3 Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- 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 - Lighthouse #5091 LVP in Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, 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)
- Accent Wall Option #3 – Board & Batten Panel Accent Wall: Satin Painted Jubilee SW6248 - Formal Dining Room
- Paint & Trim 2 Car Garage (painted flat white)
- Board & Batten Style Wainscot + 2 Piece Crown Molding - Foyer
- Level 1 Rails 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/ Wescott Mantel and Absolute Black Surround

Exterior

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Outerspace SW6251
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Norris Gray Stack Stone Facade
- Knitting Needles SW7672 Fibercement Siding
- Knitting Needles SW7672 Shake/Board & Batten Fibercement Siding
- Extra White SW7006 Exterior Trim
- 4 over 4 White Windows
- Tuxedo Gray Board & Batten Shutters
- Gallery Steel Short Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters

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DESIGN OPTIONS SUMMARY

STRUCTURAL	BASE HOUSE PRICE: $438,690

Optional Elevation E	$3,725
Optional Rear Covered Porch – 12' x 10'	$8,800
Optional Electric Fireplace	$1,650

DESIGN CENTER OPTIONS $27,035 *total may not reflect builder-included upgrades*

Raised/Elongated Toilet - Secondary Bath (x2- Bath #2, Bath #3)
6-Panel Front Door & Transom Package
Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)
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
Pull Down Attic Access Door
Level 1 Rails 1st Floor
Add Accent Wall Option #3 – Painted Board & Batten Panel Accent Wall - Formal Dining Room (Exterior Side Wall)
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 Sinks
Level 1 Fireplace Mantel
Level 1 Fireplace Surround
Paint & Trim 2 Car Garage (painted flat white)
LVP Lvl 1.5 - Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Primary Bath, Bath #2, Bath #3, Laundry
Kitchen Backsplash - Artefino Vintage Fish Scale
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	$41,210

TOTAL SALES PRICE: $479,900

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.