

THE GRANVILLE HOMEPLAN

ELEVATION F

2,724 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE



\$406,900



.60 ACRE

Nestled in the serene countryside of Lillington, North Carolina, just off Darroch Road, Duck's Landing offers the fresh, clean air of a rural location, along with the necessities and conveniences of modern life. Local attractions, like the charming downtown Lillington Square, are just a short drive away, offering unique shops, delicious local eateries, and community events that foster a strong sense of belonging. The Cape Fear River, a local treasure, provides opportunities for kayaking, fishing, and scenic walks, inviting residents to connect with nature.

For those connected to the military, the community's proximity to Fort Bragg is a significant advantage, offering an easy commute for service members and their families. This accessibility balances the peaceful rural lifestyle with the demands of military life.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



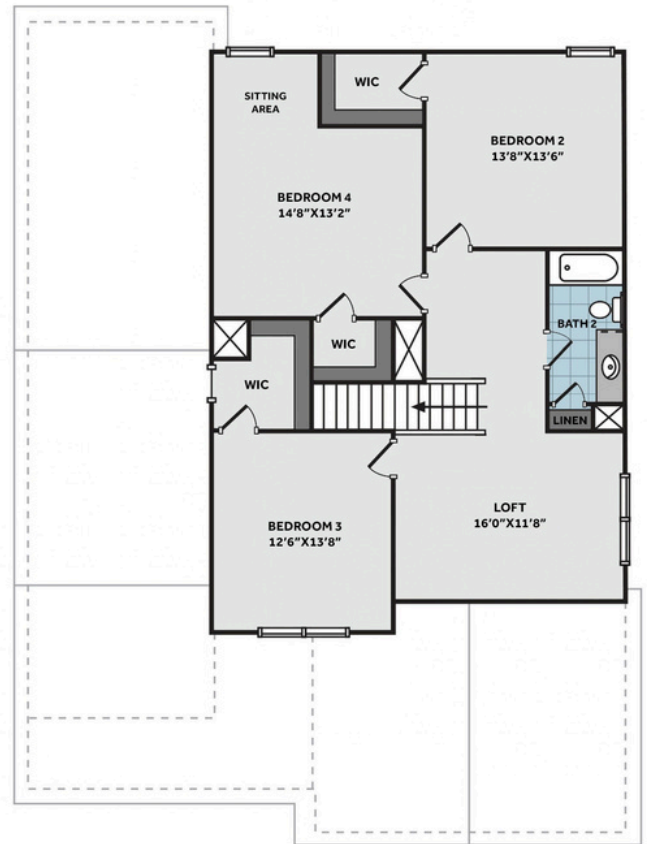
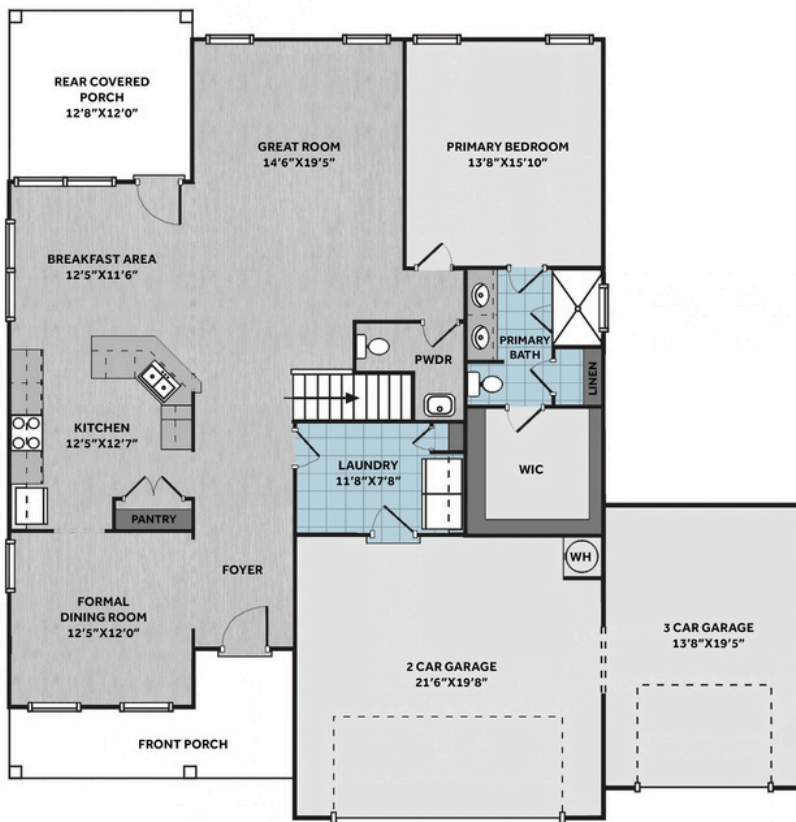
Photos, Options,
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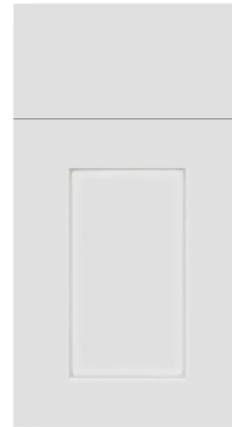
A welcoming foyer opens to a dining room and spacious great room, creating an inviting flow for everyday living and entertaining. The kitchen features "Arctic White" quartz countertops, white shaker cabinets, a vertical picket backsplash, pantry, and stainless-steel appliances, including a microwave, dishwasher, and smooth-top range. The adjoining breakfast area opens to a covered rear porch. Located on the main level, the private primary suite offers an ensuite bathroom with a dual quartz vanity, walk-in shower, linen closet, and a spacious walk-in closet. A mudroom and half bath complete the first floor. Upstairs, a versatile loft offers a flexible space for a media room, home office, or play area. Three additional bedrooms, each featuring a walk-in closet, are situated off the loft and share a full hall bath with linen storage. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional shingles, and a welcoming front porch with a SW "Retreat" front door and smart keypad entry. Additional features include a 3-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

KITCHEN

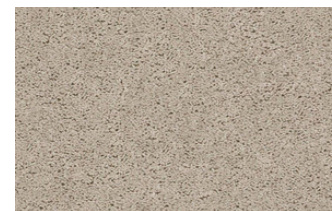
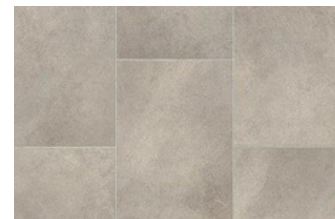
**Designer Option Added*



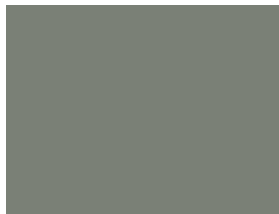
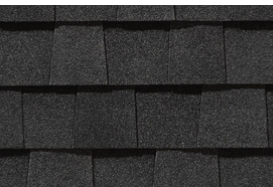
BATHROOM



FLOORING



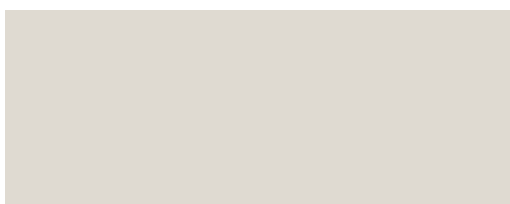
EXTERIOR



LIGHTING



PAINT



APPLIANCES





THE GRANVILLE HOMEPLAN

LOT 115 | ELEVATION F
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KITCHEN

- Moen Method One-Handle Pullout Kitchen Faucet in a Spot Resist™ Stainless Finish
- Standard Stainless Steel 50/50 Double Bowl Sink
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- Flat Polish Edge Arctic White 2CM Quartz Countertops
- 2x5 Vertical Pickets – Mythology / MY93 2x5 Vertical Pickets w/ #94 Walnut Grout Kitchen Backsplash
- Frigidaire Electric Stainless Steel Appliances
 - 30" Electric Range with EvenTemp™ – FCRE3062AS
 - 1.8 Cu. Ft. Over-The-Range Microwave – FMOS1846BS
 - 24" Built-In Tall Tub Dishwasher – FDPC4314AS

BATHROOM

- Moen Chateau Chrome Plumbing Package (Whole House)
- Frost White Quartz Countertops w/ Square Bowls
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- Adult Height Cabinets in Primary Bath & Bath #2
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Powder Room, Bath #2
- Gerber Maxwell Petit Pedestal Sink in Powder Room

FLOORING

- Shaw Optimum Plus – Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room
- Origins – Prime #5146 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4, Loft, Stairs

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors & Windows
- Kneewall on Stairs

LIGHTING

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Great Room & Primary Bedroom include a Brushed Nickel Designer Ceiling Fan w/ Light Kit
 - Linden 52" Traditional Ceiling Fan – 5LD52BSD

EXTERIOR

- Painted Craftsman 3-Light Glass View over 3-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Retreat SW6207
- Moire Black Dimensional Shingles
- Deep Granite Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Short Panel Garage Doors
- White Gutters on Front of Home

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