



HOMESITE 225

226 Cardovia Way
Wendell, NC

THE GRANVILLE HOMEPLAN

ELEVATION F

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



.48± ACRE

Classic and understated style, coupled with an ideal location and approachable affordability lead you home to Maggie Way! Cool off by the pool or cast a line into the five-acre lake. Your community offers a spacious "Tot Lot" where kids of all ages will have room to roam and scale the brand-new playground.

Located in the peaceful rural community of Archer Lodge, Maggie Way might feel like a serene country escape, but it's only a few short minutes from the big city opportunities of Raleigh. For those who want the best of both worlds, who want big city life without being overwhelmed by it, who still love the scent of clean air and the sight of unsullied blue skies, and who want to work, play, and live their best lives in their own backyard, this is the place to be!

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More

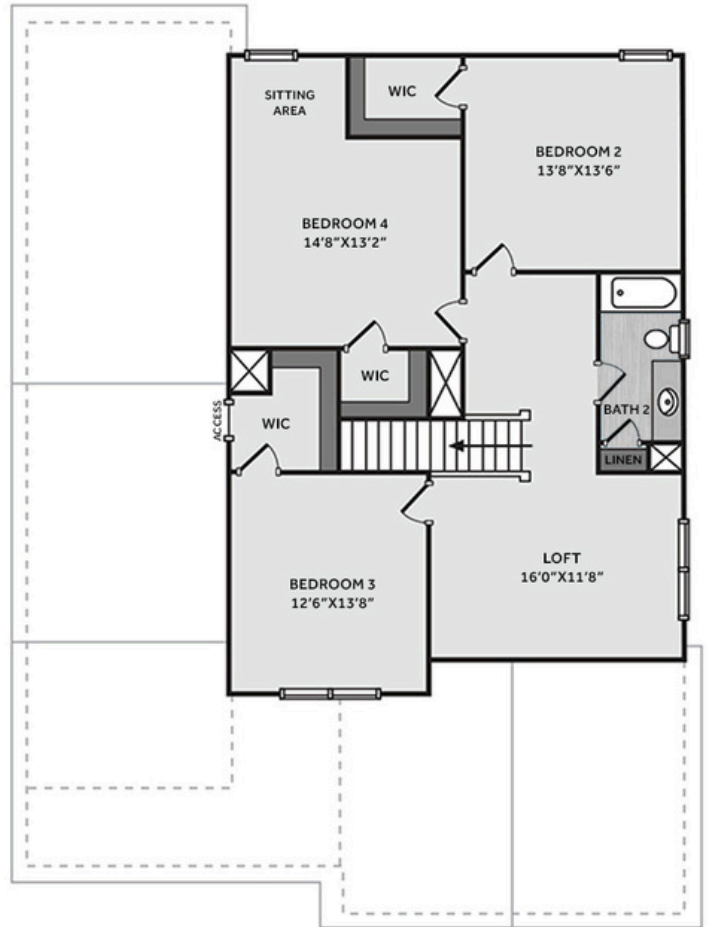
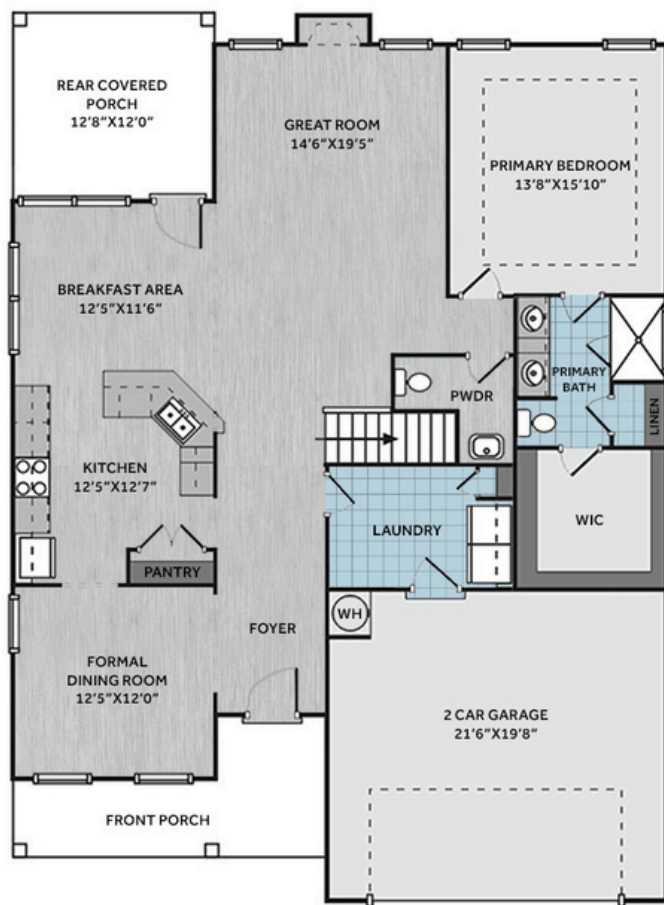
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This home features a spacious great room with a gas log fireplace accented by a "Loft Pine" stained floating mantel. Off the foyer, a formal dining room painted in SW "Software" features two-piece crown molding, wainscoting, and a walkthrough to the kitchen. The kitchen features "Carrara Extra" quartz countertops, white shaker cabinets, vertical mosaic backsplash, pantry, and stainless-steel appliances—microwave, dishwasher, and smooth top range. The breakfast area opens to the rear-covered porch. Also on the main floor are a half bath and a mudroom with garage access. The first-floor primary suite showcases a tray ceiling with crown molding and an ensuite bathroom with a dual quartz sink vanity with a center drawer stack, a walk-in tile shower, a linen closet, and access to a spacious 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 highlights include low-maintenance vinyl siding, board and batten accents, a stone facade, dimensional roof shingles, and a spacious front porch with a SW "Sea Serpent" door highlighted by a transom window, sidelights, and smart keypad entry. This home includes a 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

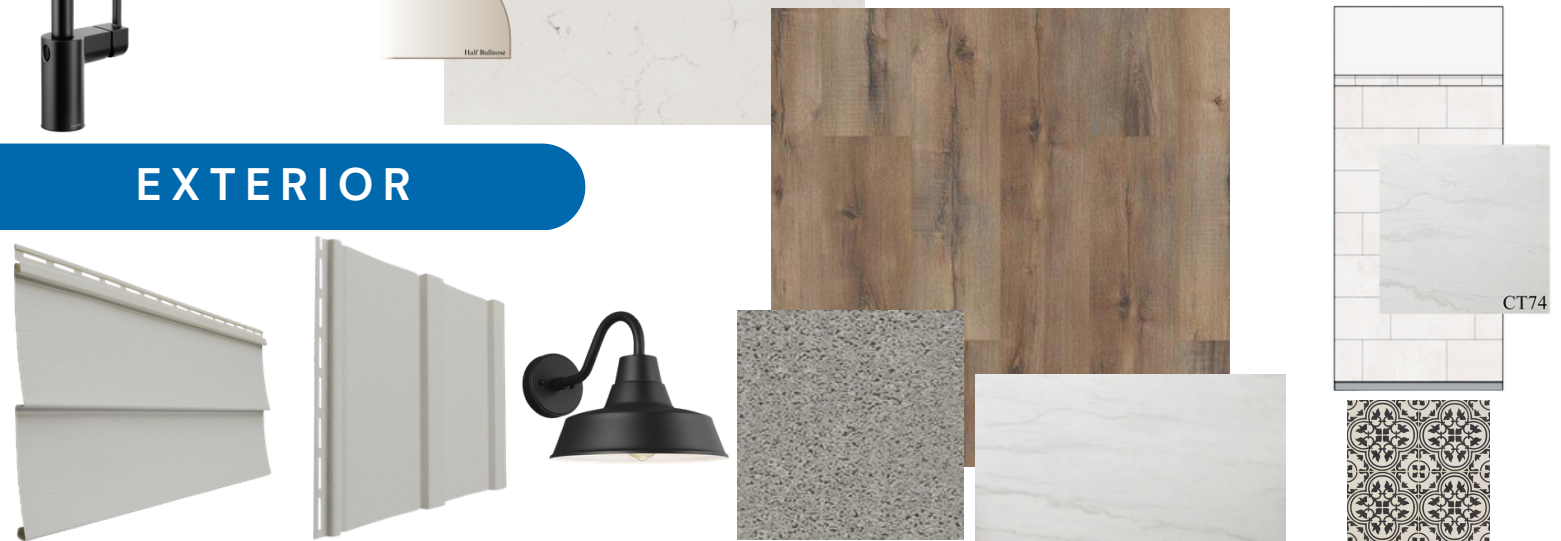
KITCHEN



BATHROOM



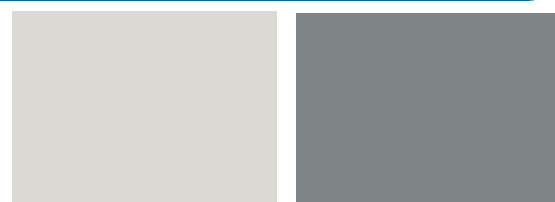
FLOORING



EXTERIOR



PAINT



LIGHTING





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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
- ½ Bullnose Edge Carrara Extra Quartz Countertops
- Artezen 2x5 Vertical Picket Mosaic / AT22 2x5 Pickets w/ #89 Smoke Gray Grout - Set in Vertical Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Deluxe Tile Pattern - Option #1 Primary Tile Shower 36" x 60" - Wall: CT74 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: CT74 2x2 Straight w/ #89 Smoke Gray Grout
- SQ20 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Bath #2
- CT74 12x24 Staggered w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- ME21 12x12 Straight w/ #45 Raven Grout in Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Formal Dining Room Accent Color: Software SW7074
- Level 1 Open Rails 1st Floor
- Picture Frame Style Wainscot and 2 Piece Crown Molding - Formal Dining Room
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
 - Model: 6590301-112
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained Loft Pine

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Norris Gray LedgeStone Facade
- Victorian Gray Vinyl Body Siding
- Victorian Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Short Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters





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DESIGN OPTIONS SUMMARY

STRUCTURAL	BASE HOUSE: \$496,400
Optional Elevation F w/ Stone	\$2,750
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$39,120

Align Kitchen Faucet w/ Pull-Down Spray
Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet - Secondary Bath (x2- Powder Room, Bath #2)
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
6-Panel Front Door, 2 ½ Light Sidelights & Transom Package
Kitchen Pendant Lights: Zire One Light Pendant - 6590301-112 (x2- Over Kitchen Bar)
Add Recess Light Assembly to Non Standard Location (x4- Kitchen)
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Door
Add Decorative Glass & Inserts to 16x7 Door
Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
Add 2 Piece Crown Moulding - Formal Dining Room
Level 1 Rails 1st Floor
Add 42" Wall Cabinets - Kitchen
Add Refrigerator End Panels to Standard Cabinet Layout
Add 2 ¼" Crown to Standard Cabinet Layout
Primary Bath - Adult Height Vanity
Add 12" Stack of Drawers to Primary Vanity
Kitchen Level 1 Quartz
Upgrade all Bath Vanity Bowls to Square Bowls
Fillmore Floating Mantel
Sherwin Williams Duration Flat Paint Whole House Package
LVP Lvl 2 - Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Bath #2
Ceramic Tile Level 4 - Laundry
Ceramic Tile Level 3 - Primary Bath Opt. Layout
Kitchen Backsplash: Artezen 2x5 Vertical Picket Mosaic
Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
Canfield Lighting Package Brushed Nickel (Whole House)
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$43,520

TOTAL SALES PRICE:\$539,920

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