Brookstone Village

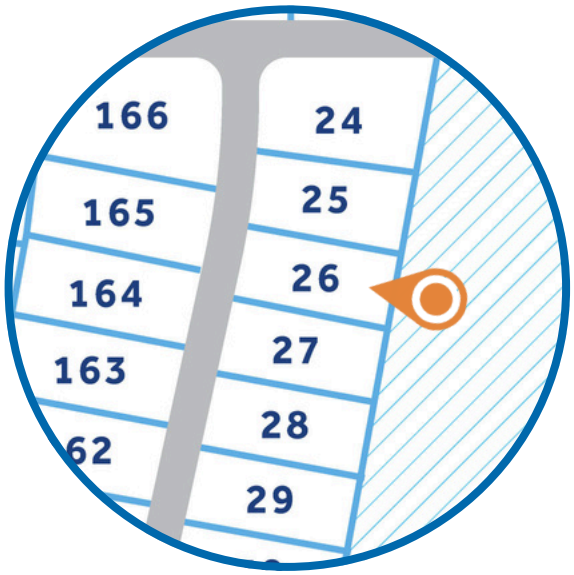
HOMESITE 26

135 Red Lobelia Lane
Raeford, NC

THE DRAYTON HOMEPLAN

ELEVATION F
2,325 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE





.17 ACRE

Find your place to call home in Brookstone Village! This gated community is in a prime location just off HWY 401 in the Raeford area, minutes from every resource and activity! Just around the corner, you will find First Health Moore Regional Hospital and First Health Convenient Care. Find fitness opportunities at Fit4Life Health Club and CrossFit Raeford. Try indoor Skydiving at Paraclete XP, let the kids jump and explore at JP's Jump Masters indoor trampoline park, or get the family together at the local Round-A-Bout Skating Center! You are also just down the road from multiple grocery stores, shopping centers, and restaurants.

NEW HOME SPECIALISTS
910.405.8311
info@cavinessandcates.com

Photos, Options, Virtual Tours & More

CATES BUILDING, INC.
WWW.CATESBUILDING.COM

Caviness & Cates Communities
WWW.CAVINESSANDCATES.COM

Sales and Marketing by COLDWELL BANKER ADVANTAGE

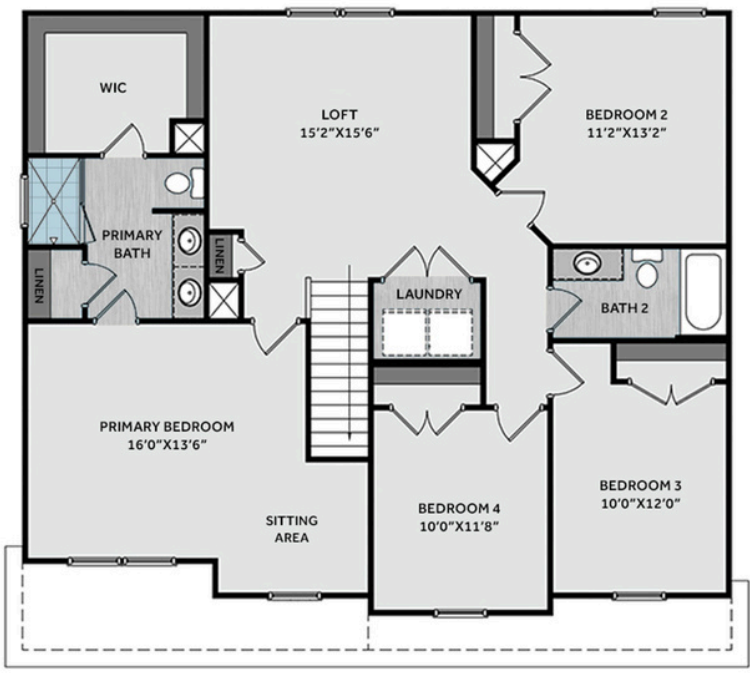
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Just off the foyer, the dining room showcases a square panel accent wall painted in SW “Cityscape” along with a coat closet and a convenient half bath. The open great room flows seamlessly into the kitchen, complete with an island, “Carrara Delphi” quartz countertops, white shaker cabinets, a corner pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. The breakfast area leads to the rear covered porch. Upstairs, an open loft area provides additional living space, with a nearby linen closet and laundry room. The second-floor primary suite features a cozy sitting area and a bathroom containing a dual quartz sink vanity, walk-in tile shower, linen closet, and spacious walk-in closet. Three additional bedrooms and a full hall bathroom complete the second floor. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a spacious front porch, and a SW "Retreat" front door with smart keypad entry to the home. This home includes a 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

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Caviness & Cates Communities

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KITCHEN






BATHROOM

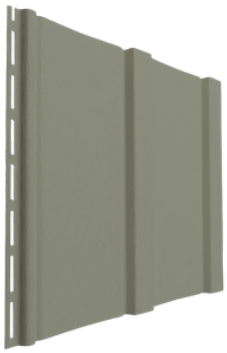




FLOORING




EXTERIOR



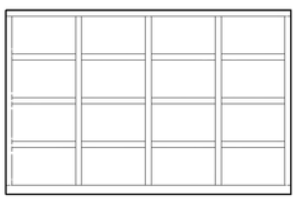
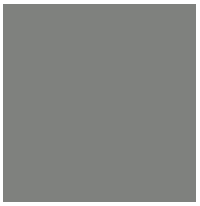


LIGHTING






PAINT

APPLIANCES





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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/ BP20576-900 Matte Black Pulls
- Coved Crown on Kitchen Cabinets
- Soft Close Hinges on Cabinet Doors
- Flat Polish Edge 2CM Delphi Quartz Countertop
- Artezen 2x4 Herringbone Mosaic / AT20 2x4 w/ #44 Bright White Grout - Set in Herringbone Pattern 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)
- Arctic 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
- Deluxe Tile Pattern w/ Fiberglass Pan - Primary Bath Tile Shower 36"x60" / Wall: SV18 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: Fiberglass Shower Pan
- Gerber Maxwell Petit Pedestal Sink in Powder Room
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Powder Room, Bath #2

FLOORING

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

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ White Ceilings
- Embark Trim Package w/ 3¼" Baseboard and 2¼" Casings on all Doors & Windows
- Kneewall on Stairs
- Accent Wall Option #1 - Square Panel Accent Wall: Satin Painted Cityscape SW7067 - Formal Dining Room

LIGHTING

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Kitchen Pendant Lights: Zire One Light Pendant over Kitchen Island
  - 6590301-112
- 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
- 8" PVC Square Front Columns
- Deep Granite Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters on Front of Home

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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	Embark
Optional Rear Covered Porch – 10’ x 12’	$8,800

DESIGN CENTER OPTIONS $14,420

Pendant Lights: Zire One Light Pendant - 6590301-112 (x2- Over Kitchen Island)
Upgrade Kitchen Cabinet Layout Only
Add Coved Crown to Standard Cabinet Layout
Add Accent Wall Option #1 - Painted Square Panel Accent Wall - Formal Dining Room
LVP Lvl 1 - Primary Bath
LVP Lvl 1 - Bath #2
LVP Lvl 1 - Laundry
Level 3 Deluxe Tile Pattern w/ Fiberglass Pan - Option #1 Tile Shower 36"x60"
Kitchen Backplash: Artezen 2x4 Herringbone Mosaic
Upgrade to Front Door Handleset

TOTAL OPTIONS ADDED $23,220

TOTAL SALES PRICE: $374,900

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