Brookstone Village

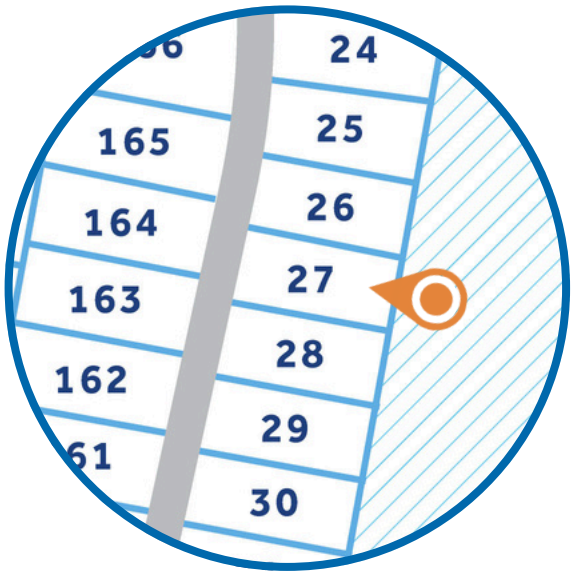
HOMESITE 27

147 Red Lobelia Lane
Raeford, NC

THE GRANVILLE HOMEPLAN

ELEVATION F
2,724 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

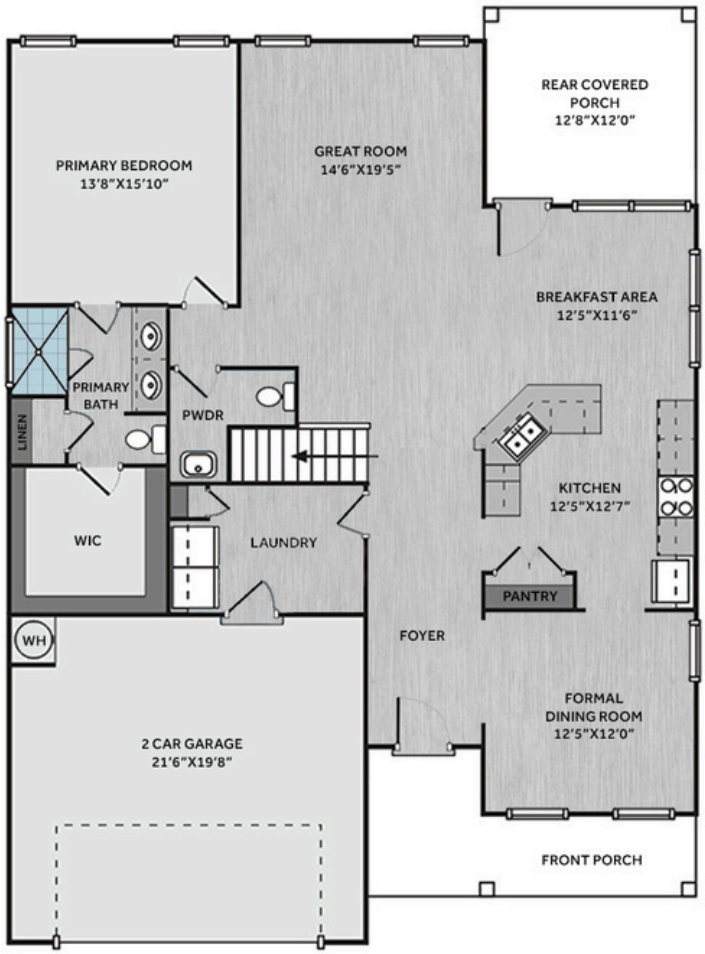
Sales and Marketing by COLDWELL BANKER ADVANTAGE

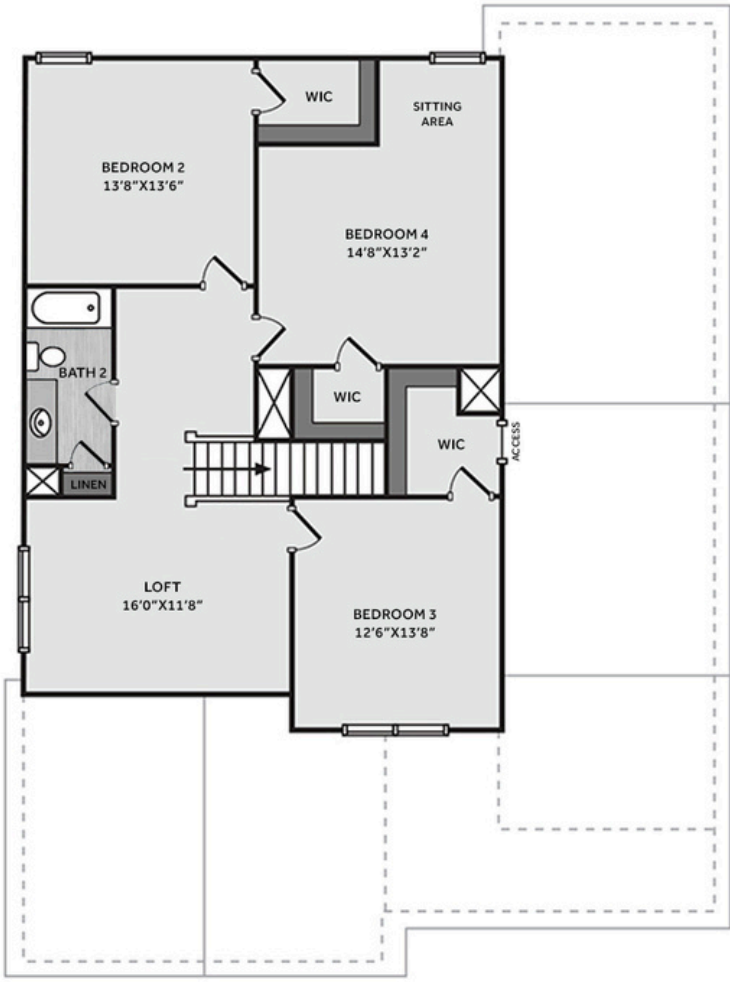
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A welcoming foyer opens to a dining room and spacious great room, creating an inviting flow for everyday living and entertaining. The kitchen features "Carrara Delphi" quartz countertops, white shaker cabinets, a herringbone mosaic backsplash, pantry, and stainless-steel appliances, including a microwave, dishwasher, and smooth-top range. The adjoining breakfast area opens to a covered rear porch, extending your living space outdoors. Conveniently located on the main level, the private primary suite offers a peaceful retreat featuring a dual quartz vanity, walk-in tile shower, linen closet, and a spacious walk-in closet. A mudroom and half bath complete the first floor. Upstairs, a versatile loft provides the perfect flex 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. Throughout the main living areas, durable LVP flooring offers both style and easy maintenance. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional shingles, and a welcoming front porch with a SW "Cyberspace" front door and smart keypad entry. Additional features include a 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder 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 / AT24 2x4 w/ #78 Sterling Silver 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: CT76 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 - Lighthouse #5091 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

LIGHTING

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Kitchen Pendant Lights: Arilda One Light Pendant over Kitchen Bar
  - 6537001-112
- 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: Cyberspace SW7076
- Moire Black Dimensional Shingles
- 8" PVC Square Front Columns
- Silver Gray Vinyl Body Siding
- Brunswick Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters on Front of Home

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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F — Embark

DESIGN CENTER OPTIONS $10,169

Pendant Lights: Arilda One Light Pendant - 6537001-112 (x2- Over Kitchen Bar)
Add Coved Crown to Standard Cabinet Layout
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 $10,169

TOTAL SALES PRICE: $394,900

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.