Brookstone Village

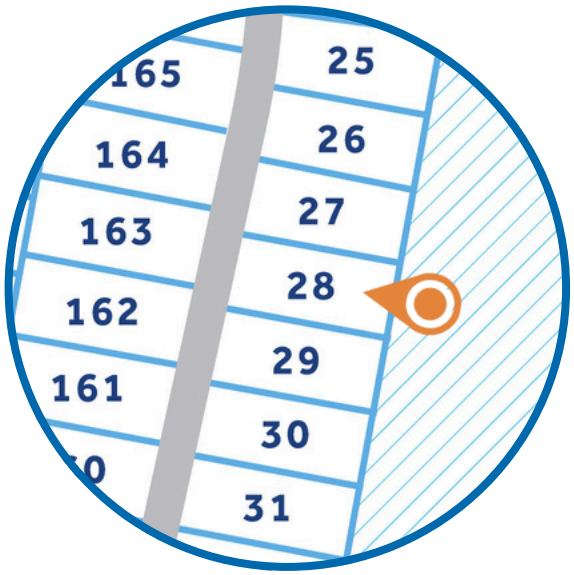
HOMESITE 28

159 Red Lobelia Lane
Raeford, NC

THE RIVERMIST HOMEPLAN

ELEVATION F
2,695 SQFT | 4 BR | 3.5 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

*Subject to change without notice. See pg. 5 for full disclaimer.

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Step inside to a welcoming foyer that opens to a dining room before leading into the spacious open-concept great room. A dramatic second-floor catwalk overlooks the living space, while easy access to the covered rear porch makes entertaining a breeze. The great room flows seamlessly into the well-appointed kitchen, featuring an island with bar seating, "Arctic White" quartz countertops, white shaker cabinets, horizontal picket backsplash, and stainless-steel appliances, including a smooth-top range, microwave, and dishwasher. Situated on the main level, the primary suite is a relaxing retreat with two walk-in closets, and a luxurious en-suite bath featuring a dual quartz sink vanity with white shaker cabinets, a walk-in tile shower, linen closet, and private water closet. A powder room and mudroom complete the first floor. Upstairs, a spacious loft with a storage closet offers additional living space and leads to three bedrooms, each with a walk-in closet, along with two full hall bathrooms. Exterior features include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and smart keypad entry. Additional features include a two-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

Caviness & Cates Communities

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KITCHEN







BATHROOM

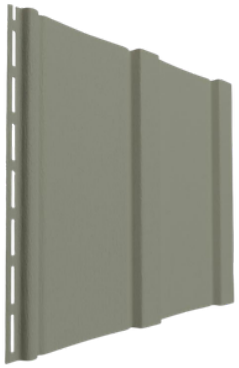





FLOORING




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/ BP20576195 Brushed Nickel Pulls
- Coved Crown on Kitchen Cabinets
- Soft Close Hinges on Cabinet Doors
- Flat Polish Edge 2CM Arctic White Quartz Countertop
- 2x5 Horizontal Pickets - Mythology / MY93 2x5 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 & Bath #3
- Deluxe Tile Pattern w/ Fiberglass Pan - Primary Bath Tile Shower 36"x60" / Wall: CT75 12x24 Staggered w/ #95 Mink 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, Bath #3

FLOORING

- Shaw Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, 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/ 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: Feiss Tabby One Light Pendant over Kitchen Bar
  - P1308BS
- 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
- Sage 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 $10,106

Pendant Lights: Feiss Tabby One Light Pendant - P1308BS (x2- Over Kitchen Bar)
Add Coved Crown to Standard Cabinet Layout
LVP Lvl 1 - Primary Bath
LVP Lvl 1 - Bath #2
LVP Lvl 1 - Bath #3
LVP Lvl 1 - Laundry
Level 3 Deluxe Tile Pattern w/ Fiberglass Pan - Option #1 Tile Shower 36"x60"
Kitchen Backplash: 2x5 Horizontal Pickets - Mythology
Upgrade to Front Door Handleset

TOTAL OPTIONS ADDED $18,906

TOTAL SALES PRICE: $399,900

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.