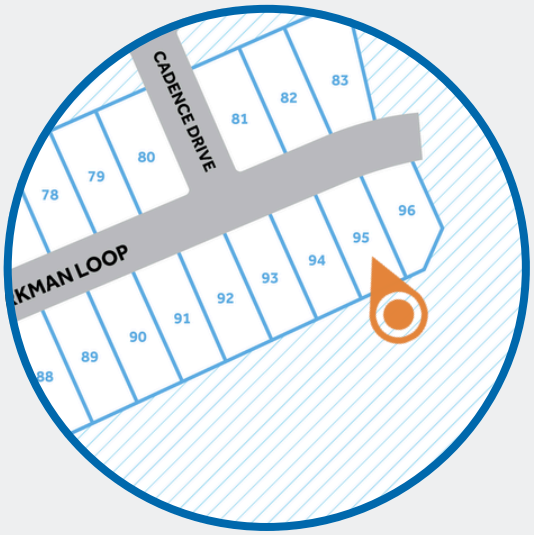
Caviness & Cates Communities

HOMESITE 95

4212 Workman Loop
Leland, NC



EAST LAKE
CHANNEL WALK



THE CLAYTON HOMEPLAN

ELEVATION F

2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE

.13 ACRE

OVERVIEW

Nestled in the welcoming, family-friendly community of East Lake - Channel Walk in Leland, NC, Caviness & Cates offers modern homes designed for every stage of life. This thriving, fast-growing area blends relaxed suburban charm with convenient access to everything you need.

Just minutes from Downtown Leland and only 12–15 minutes from vibrant Downtown Wilmington, residents enjoy top-rated shopping, dining, parks, and the North Carolina coast. Major highways like I-140 and Highway 17 make commuting and beach getaways effortless, delivering the perfect balance of community connection and coastal convenience.

PHOTOS, OPTIONS, VIRTUAL TOURS & MORE

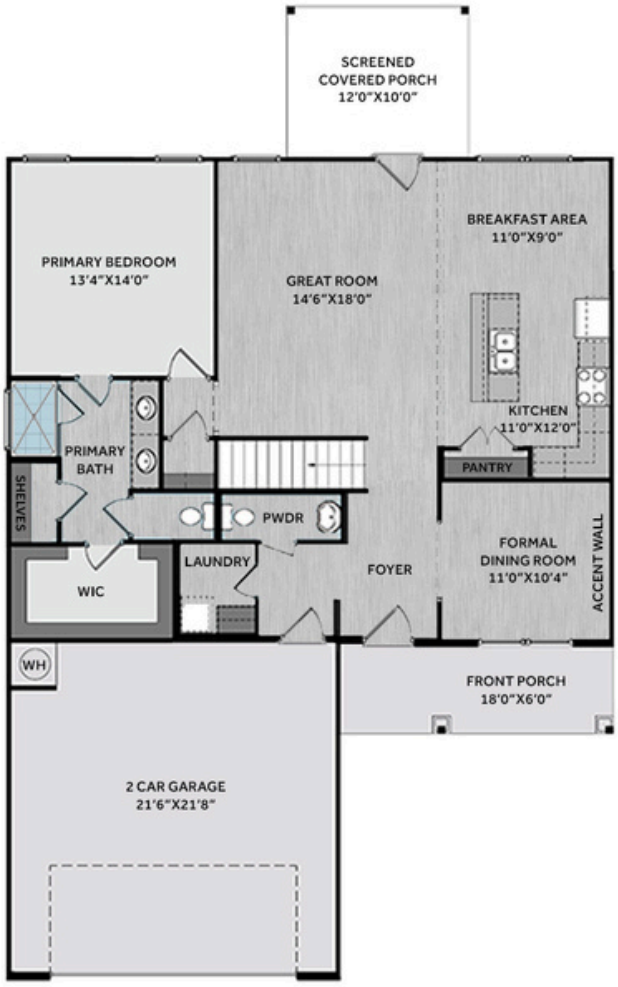
SALES AND MARKETING BY:
FMB
FONVILLE MORISEY BAREFOOT

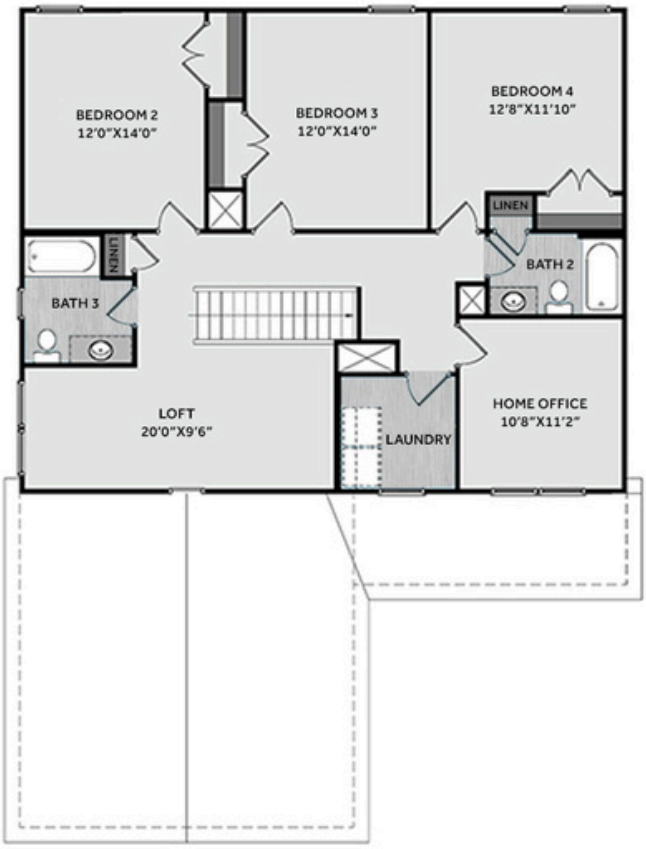
NEW HOME SPECIALISTS
910.405.8311 • info@cavinessandcates.com

See last page for disclaimer.

THE CLAYTON HOMEPLAN

LOT 95 | ELEVATION F
2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE





Off the foyer, a formal dining room showcases a traditional panel accent wall painted in SW "Quietude". The great room opens to the rear covered screened-in porch for easy outdoor living. The kitchen flows into the great room and breakfast area with an island, “Delphi” quartz countertops, white cabinets, white subway tile backsplash, pantry, and stainless-steel appliances. The first-floor primary suite features an ensuite bathroom with dual quartz sink vanity, walk-in tile shower, linen closet, private water closet, and walk-in closet. Located just off the garage entry, the mudroom includes cabinetry, stacked washer/dryer, and a convenient half-bath. Upstairs offers a loft with linen storage, a home office, three bedrooms, two full bathrooms, and a laundry room with washer/dryer connections. This home features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a SW “Quietude” front door with smart keypad entry. Additional highlights include a two-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

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KITCHEN







BATHROOM



FLOORING




EXTERIOR







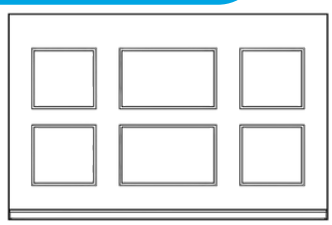
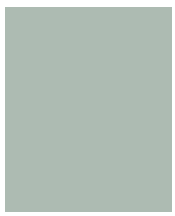


LIGHTING






PAINT

APPLAINCES





See last page for disclaimer.

Kitchen

- Moen Method One-Handle Pullout Kitchen Faucet in a Spot Resist™ Stainless Finish
- Standard Stainless Steel 50/50 Double Bowl Sink
- Markraft Shaker Edyn White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Coved Crown on Kitchen Cabinets
- Flat Polish Edge 2CM Delphi Quartz Countertop
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick 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
- Markraft Shaker Edyn White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Adult Height Cabinets in Primary Bath, Bath #2, Bath #3
- 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
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Powder Room, Bath #2, Bath #3
- Small 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, Hall #1, Primary Bath, Bath #2, Bath #3, Laundry
- Shaw Graceful Finesse Concrete Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4, Home Office, Loft, Stairs

Interior Paint & Trim

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors & Windows
- Accent Wall Option #2 - Traditional Panel Accent Wall: Satin Painted Quietude SW6212 - Formal Dining Room
- Kneewall on Stairs

Lighting

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Kitchen Pendant Lights: Dianna Three Light Mini Lantern Pendant over Kitchen Island
  - 5192603-962
- 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
- Covered + Screened Porch
- Front Door Painted: Quietude SW6212
- Moire Black Dimensional Shingles
- Victorian Gray Vinyl Body Siding
- Victorian Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters on Front of Home

Additional Appliances

- Stackable Washer/Dryer in 1st Floor Laundry
  - FLCE7522AW

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation F	Embark
Rear Covered Porch – 10' x 12'	Included
Optional Downstairs Laundry Room w/ Stackable Washer/Dryer	$5,000

DESIGN CENTER OPTIONS: $15,510

10'x12' White Framing NO Pickets - Screened Porch

Pendant Lights: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)

Accent Wall Option #2 - Painted Traditional Panel Accent Wall - Formal Dining Room (Exterior Side Wall)

Add Coved Crown to Standard Cabinet Layout

LVP Level 1 ILO Level 1 Vinyl - Primary Bath

LVP Level 1 ILO Level 1 Vinyl - Bath #2

LVP Level 1 ILO Level 1 Vinyl - Bath #3

LVP Level 1 ILO Level 1 Vinyl - Laundry

Level 3 Deluxe Tile Pattern w/ Fiberglass Pan - Option #1 Tile Shower 36"x60"

Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic

Upgrade to Front Door Handleset

SALES PRICE: $429,900

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