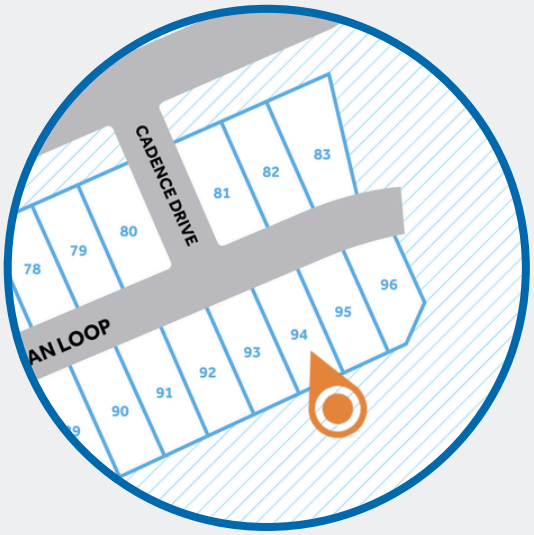
CATES BUILDING, INC.

HOMESITE 94

4208 Workman Loop
Leland, NC



EAST LAKE
CHANNEL WALK



THE FONTANA HOMEPLAN

ELEVATION A

2,308 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE W/ WORK AREA

.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

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A conveniently located half bath sits just off the foyer, which opens into the kitchen, dining area, and great room for easy open-concept living. The kitchen features an island, "Delphi" quartz countertops, white cabinetry, a herringbone backsplash, pantry cabinet, and stainless-steel appliances. The great room flows seamlessly to a screened-in covered porch, perfect for relaxing or entertaining year-round. The first-floor primary suite includes an en-suite bath with a dual quartz vanity, walk-in tile shower, linen closet, private water closet, and walk-in closet. A mudroom with washer and dryer connections is located off the garage entry. Upstairs, three additional bedrooms all feature walk-in closets and share a full bath with a vanity and tub/shower combination. A loft with a linen closet and sitting area at the top of the stairs creates the perfect second living area, office, or play area. Exterior highlights vinyl siding with board and batten accents, dimensional roof shingles, and a front door painted in SW "Meditative" with smart keypad entry. Additional features include a two-car garage with a work area, Energy Plus Certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

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KITCHEN







BATHROOM



FLOORING




EXTERIOR








LIGHTING






PAINT

APPLAINCES





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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
- Markraft Shaker Edyn White Flat Panel Cabinets w/ BP20576900 Matte Black Pulls
- Coved Crown on Kitchen Cabinets
- 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
- Markraft Shaker Edyn White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- 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
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Powder Room, Bath #2
- Small Petit Pedestal Sink in Powder Room

Flooring

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining 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/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors & Windows
- Kneewall on Stairs

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
- Covered + Screened Porch
- Front Door Painted: Meditative SW6227
- Moire Black Dimensional Shingles
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- Raised Panel Paintable Shutter: Meditative SW6227
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation A	Embark
Rear Covered Porch – Per Plan	Included
Optional Garage Storage/Work Area	$6,820

DESIGN CENTER OPTIONS: $14,128

Per Plan White Framing NO Pickets - Screened Porch

Pendant Lights: Zire One Light Pendant - 6590301-112 (x2- Over Kitchen Island)

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 - Laundry

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

Kitchen Backsplash: Artezen 2x4 Herringbone Mosaic

Upgrade to Front Door Handleset

SALES PRICE: $424,085

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.