MAGGIE WAY

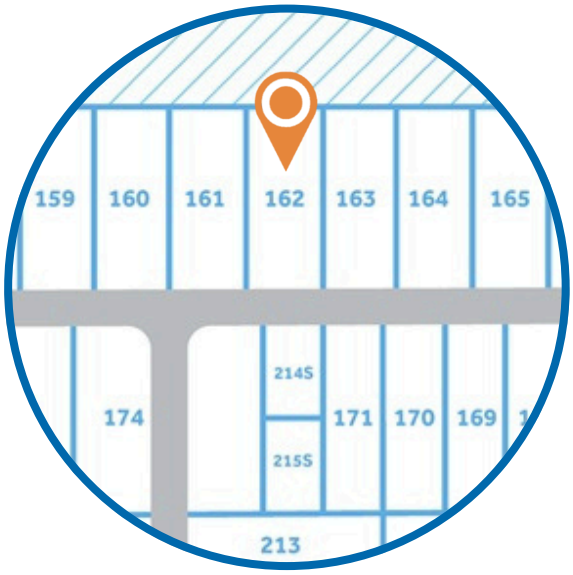
HOMESITE 162

507 East Clydes Point Way
Wendell, NC

THE GRANVILLE HOMEPLAN

ELEVATION K
2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE





.56± ACRE

Classic and understated style, coupled with an ideal location and approachable affordability lead you home to Maggie Way! Cool off by the pool or cast a line into the five-acre lake. Your community offers a spacious "Tot Lot" where kids of all ages will have room to roam and scale the brand-new playground.

Located in the peaceful rural community of Archer Lodge, Maggie Way might feel like a serene country escape, but it's only a few short minutes from the big city opportunities of Raleigh. For those who want the best of both worlds, who want big city life without being overwhelmed by it, who still love the scent of clean air and the sight of unsullied blue skies, and who want to work, play, and live their best lives in their own backyard, this is the place to be!

NEW HOME SPECIALISTS
910.405.8311
info@cavinessandcates.com

Photos, Options, Virtual Tours & More

SALES AND MARKETING BY:

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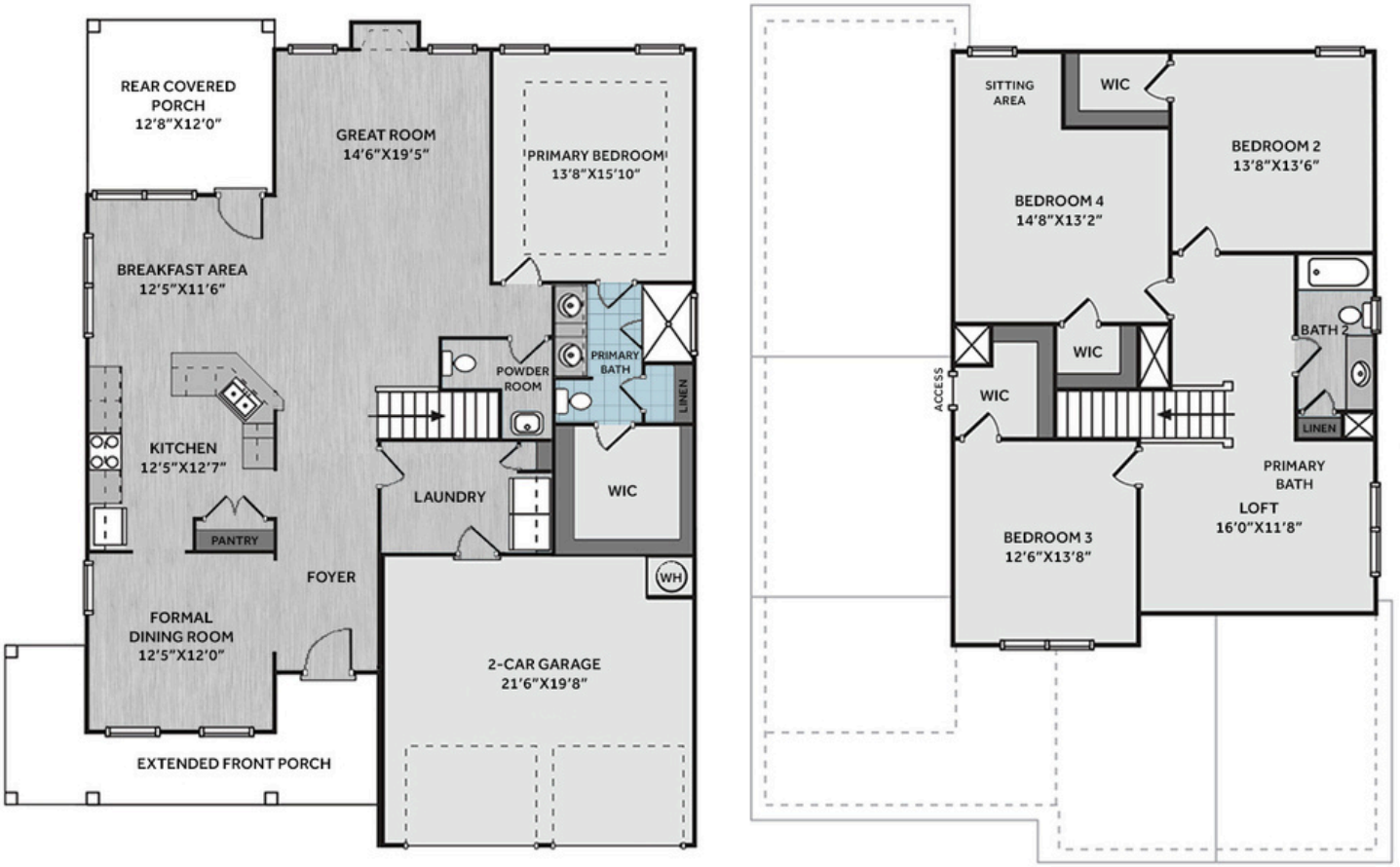
Caviness & Cates Communities
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*Subject to change without notice. See pg. 5 for full disclaimer.

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This home features a spacious great room with a gas log fireplace accented by a "Grey Chestnut" stained floating mantel. Off the foyer, a formal dining room painted in SW "Rare Gray" features two-piece crown molding, wainscoting, and a walkthrough to the kitchen. The kitchen features "Trigato" quartz countertops, white shaker cabinets, tile backsplash, pantry, and stainless-steel appliances—microwave, dishwasher, and smooth top range. The breakfast area opens to the rear covered porch. Also on the main floor are a half bath and a mudroom with garage access. The first-floor primary suite showcases a tray ceiling with crown molding and an ensuite bathroom with a dual quartz sink vanity with a center drawer stack, a walk-in tile shower, a linen closet, and access to a spacious walk-in closet. Upstairs, a loft leads to three bedrooms—all with walk-in closets—and a full hall bath with a linen closet. Exterior highlights include low-maintenance vinyl siding, shake accents, a stone skirt, dimensional roof shingles, and a spacious front porch with a SW "Grizzle Gray" door highlighted by a transom window, sidelights, and smart keypad entry. 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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KITCHEN



Color:
White





BATHROOM



Color:
White









FLOORING











EXTERIOR













LIGHTING

















PAINT



THE GRANVILLE HOMEPLAN

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KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- ½ Bullnose Edge Trigato Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY90 Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Deluxe Tile Pattern - Option #1 Primary Tile Shower 36" x 60" - Wall: AV17 12x24 Staggered w/ #93 Fossil Grout / Floor: LP19 2x2 w/ #93 Fossil Grout
- AR04 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Homestead - Shell Taupe #5208 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry
- AV17 12x24 Staggered w/ #93 Fossil Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Accent Color: Rare Gray SW6199
- Level 1 Open Rails 1st Floor
- Picture Frame Style Wainscot and 2 Piece Crown Molding - Formal Dining Room
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Bar
  - Model: P1308BS
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained Gray Chestnut

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Grizzle Gray SW7068
- Moire Black Dimensional Shingles
- Tapered Columns with Stone Base
- Norris Gray Ledgestone Facade
- Sage Vinyl Body Siding
- Quiet Willow Shake Accent
- White Exterior Trim
- Tuxedo Gray Board & Batten Shutters
- 4 over 4 White Windows
- Gallery Steel Short Panel Garage Doors w/ Glass Inserts and Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation K	$6,050
Optional Gas Fireplace on Exterior Wall	$1,650

DESIGN CENTER OPTIONS $38,183

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet - Secondary Bath (x2- Powder Room, Bath #2)
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
6-Panel Front Door, 2 ½ Light Sidelights & Transom Package
Kitchen Pendant Lights: Feiss Tabby One Light Pendant - P1308BS (x2- Over Kitchen Bar)
Add Recess Light Assembly to Non Standard Location (x4- Kitchen)
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Doors (x2)
Add Decorative Glass & Inserts to 9x7 Doors (x2)
Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
Add 2 Piece Crown Moulding - Formal Dining Room
Level 1 Rails 1st Floor
Add 42" Wall Cabinets - Kitchen
Add Refrigerator End Panels to Standard Cabinet Layout
Add 2 ¼" Crown to Standard Cabinet Layout
Primary Bath - Adult Height Vanity
Add 12" Stack of Drawers to Primary Vanity
Kitchen Level 1 Quartz
Upgrade all Bath Vanity Bowls to Square Bowls
Fillmore Floating Mantel
Sherwin Williams Duration Flat Paint Whole House Package
LVP Lvl 2 - Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry
Ceramic Tile Level 3 - Primary Bath Opt. Layout
Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology
Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
Canfield Lighting Package Brushed Nickel (Whole House)
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED $45,883

TOTAL SALES PRICE:$509,500

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