MAGGIE WAY

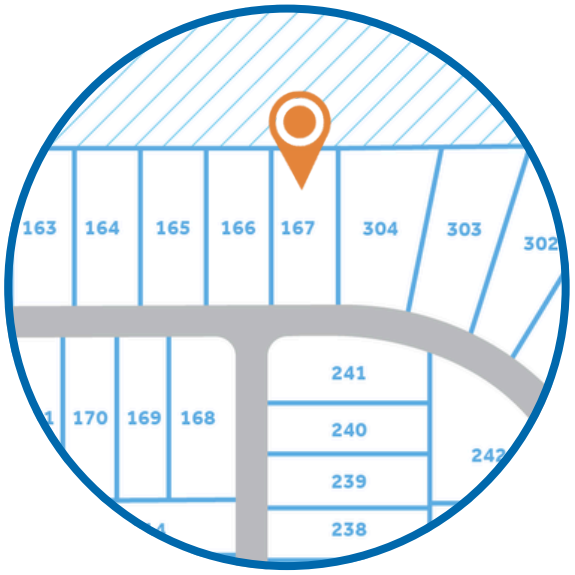
HOMESITE 167

603 E. Clydes Point Way
Wendell, NC

THE BLADEN HOMEPLAN

ELEVATION D
3,142 SQFT | 4 BR | 3 BA | 3 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:

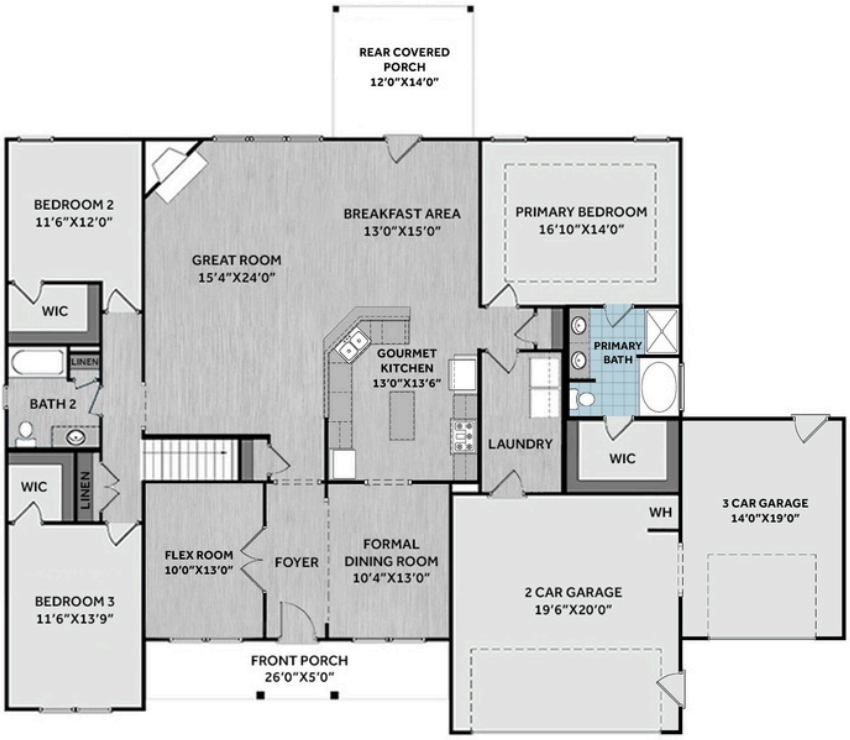
HTR HOMETOWNE REALTY

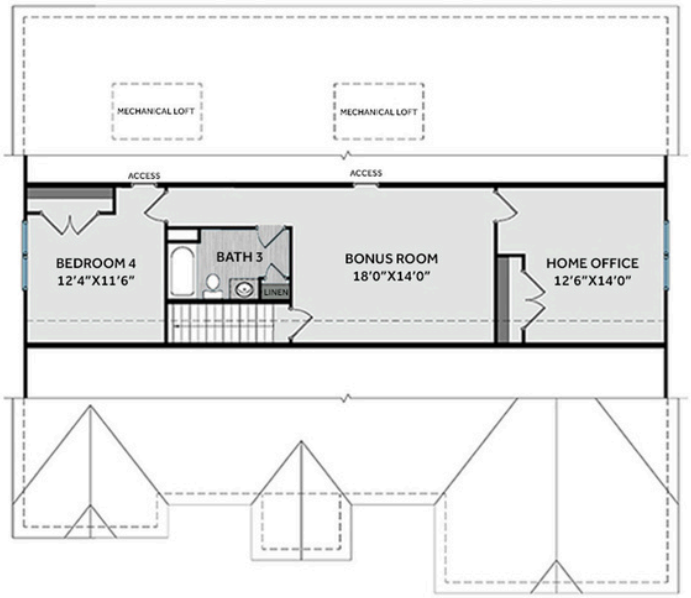
Caviness & Cates Communities
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A welcoming foyer leads to a formal dining room painted in SW "Rare Gray" with wainscoting and two-piece crown molding, while a versatile flex room sits across the hall. The great room features a corner gas log fireplace with a black granite surround and a mantel and flows into the open kitchen and breakfast area, with access to the rear covered porch. The gourmet kitchen boasts a large island, white shaker upper cabinets, "Sahara" lower cabinets, "Trigato" quartz countertops, herringbone tile backsplash, and gourmet appliance layout. The first-floor primary suite offers a tray ceiling with crown molding and an ensuite bath with a dual sink vanity, center drawer stack, "Blue Smoke" cabinetry, walk-in tile shower, garden tub, and walk-in closet. Two additional main-level bedrooms with walk-in closets share a full hall bath. A laundry room with convenient garage access adds functionality. Upstairs, a bonus room, home office, fourth bedroom, and full hall bath provide additional living space. Exterior highlights include vinyl siding with board-and-batten and shake accents, dimensional roof shingles, a spacious front porch, and smart keypad entry. Set on a spacious .56-acre lot, this home features thoughtfully designed living spaces, a three-car garage, Energy Plus certification, fiber-optic internet availability, and a 1-2-10 in-house builder warranty.

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KITCHEN



Color: White

Color: Sahara







BATHROOM



Color: Blue Smoke

Color: White







FLOORING





EXTERIOR













LIGHTING













PAINT





KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Stainless Steel Single Bowl Sink
- Fairmont White Flat Panel Upper Cabinets + Fairmont Sahara Lower Cabinets w/ Brushed Nickel BP20576195 Pulls
- ½ Bullnose Edge Trigato Quartz Countertops
- Mythology 4x12 MY91 Olympus Undulated Tile w/ #93 Fossil Grout - Set in Herringbone Pattern Kitchen Backsplash Up to Ceiling
- Gourmet Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, Coved Crown, Light Rail, Soft Close, Trash Can Pullout, and Chimney Cabinet Hood
- Frigidaire Gallery Gourmet Gas Stainless Steel Appliances w/ Single Wall Oven and Built in Microwave, Cooktop, Chimney Cabinet Hood

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Primary Bath Fairmont Blue Smoke Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Secondary Baths Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- Classic Straight Tile Pattern - Standard Tile Shower 36" x 48" - Wall: SQ20 12x12 Straight w/ #89 Smoke Gray Grout / Floor: SQ20 2x2 Straight w/ #89 Smoke Gray Grout
- Classic Straight Tile Pattern - Garden Tub: SQ20 12x12 Straight w/ #89 Smoke Gray Grout
- SQ21 w/ #94 Walnut Grout on Bath #2, Bath #3 Shower Surround

FLOORING

- Enterprise 9" - Bedford Oak #2098 LVP in Foyer, Great Room, Formal Dining Room, Flex Room, Kitchen / Breakfast Area, Hall #1, Bath #2, Bath #3, Laundry
- SQ20 12x12 Straight w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Accent Color: Rare Gray SW6199
- 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)
- 3 Zire One Light Pendants over Kitchen Bar
  - Model: 6590301-962
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

EXTERIOR

- Painted Craftsman 3-Light over 2 Panel Front Door w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered Stone Base Front Columns
- Norris Gray Ledgestone Facade
- Scottish Thistle Vinyl Body Siding
- Quiet Willow Shake Accent
- Pebblestone Clay Board & Batten Accent
- Black Board & Batten Shutters
- White Exterior Trim
- 4 over 4 White Windows
- Gallery Steel Long Panel Garage Doors w/ Glass Inserts and Decorative Hardware
- White Gutters

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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation D	$9,250
Optional 3rd Car Garage	$16,500
Optional Rear Covered Porch - 12'x14'	$11,550
Optional Flex Room w/ French Doors	$1,410
Optional Gas Fireplace on Exterior Wall	$1,650

DESIGN CENTER OPTIONS $55,015

Raised/Elongated Toilet - Secondary Bath (x2- Bath #2, Bath #3)
Painted Craftsman 3-Light Glass View over 2 Panel Front Door Only
Add Decorative Glass & Inserts to 16x7 Garage Door
Add Decorative Glass & Inserts to 9x7 Garage Door
Add Spear Style Decorative Hardware to Garage Door x2
Add 6 Panel Steel Garage Pedestrian Door-Includes Coach Light & 3' x 3' Concrete Stoop-Back of the 3rd Car Garage
Add 6 Panel Steel Garage Pedestrian Door-Includes Coach Light-Between 2 car and 3rd Car Garage
Baths-Moen Brantford 4" Spread Brushed Nickel Plumbing Package
Add Recess Light Assembly to Non Standard Location (x4- Kitchen)
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
Pendant Light: Zire One Light Pendant-6590301-962 (x3- Over Kitchen Bar)
Canfield Lighting Package Brushed Nickel (Whole House)
Bellview Front Door Handleset-Brushed Nickel
Add Smart Keypad Deadbolt Front Door
Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
Add 2 Piece Crown Moulding - Formal Dining Room
Add LP Gas Stub for a LP Gas Cooktop in the kitchen
Gourmet Kitchen Layout-Level 1 Fairmont Half Overlay Shaker Maple Cabinets
Kitchen - Add 42" Wall Cabinets - Kitchen
Kitchen-Add Dovetail Soft Close Drawers
Kitchen-Add Dual Trash Can Drawer
Kitchen-Add Cabinet Chimney Hood w/390 cfm Blower System-White
Kitchen-Vent the Hood to the Exterior-Located on Interior Wall
Frigidaire Gallery Gourmet Single Wall Oven/Built In Appliance Package
Kitchen Countertop-Level 1 Quartz -Trigato Quartz with Standard 1/2 Bullnose Edge
Kitchen Sink-Single Stainless Steel Undermount Sink No Divider
Kitchen Backsplash-Mythhology 4X12 MY91 Olympus Undulated Tile Set in a Herringbone Pattern
Upgrade all Bath Vanity Bowls to Square Bowls
Primary Bath - Adult Height Vanity
Primary Bath - Add 12" Stack of Drawers to Vanity
Primary Bath-Add Dovetail Soft Close Drawer to Stack of Drawer
Level 1 Fireplace Mantel / Level 1 Fireplace Surround
Sherwin Williams Duration Flat Paint Whole House Package
LVP Level 2 - Foyer, Great Room, Formal Dining Room, Flex Room, Kitchen/Breakfast Area, Hall #1, Bath #2, Bath #3, Laundry
Ceramic Tile Level 1 - Primary Bath
Primary Bath Standard Layout Tile Shower

TOTAL OPTIONS ADDED	$95,375

TOTAL SALES PRICE:$584,175

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