LONG POINT RESERVE

HOMESITE 61
275 Elijah Way
Vass, NC

THE CAMELLIA HOMEPLAN

ELEVATION C
2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE





.299 ACRE

Welcome to Long Point Reserve, a thoughtfully designed community just off US-1 in the peaceful town of Vass. Offering a selection of townhomes and single-family homes starting from the $300s, this neighborhood blends countryside tranquility with modern convenience. Residents will enjoy a range of amenities, including a swimming pool and pool house, a scenic walking trail through the pines, and a proposed dog park for four-legged companions. Ideally located, Long Point Reserve is only 15 minutes from Southern Pines, 35 minutes from Fort Bragg via NC-690, and under an hour from Raleigh. Here, residents can experience the charm of rural living with easy access to shopping, dining, and recreation. With its welcoming community, natural beauty, and thoughtful design, Long Point Reserve offers the perfect balance of comfort, connection, and Carolina charm.

NEW HOME SPECIALISTS
910.405.8311
info@cavinessandcates.com

Photos, Options, Virtual Tours & More

SALES AND MARKETING BY:
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Upon entry, the foyer showcases two-piece crown molding, wainscoting, a flex room, and garage access. Off the foyer, a mudroom offers stacked washer/dryer hookups and access to a half-bath. The kitchen boasts granite countertops in "Giallo Ornamental", a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, white subway tile backsplash, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The open great room features an electric fireplace with black granite surround and access to a rear covered porch. Off the great room, the spacious first-floor primary suite offers a tray ceiling with crown molding and an en-suite bathroom with a white dual sink vanity, "Simply White" quartz countertop, private water closet, linen closet, walk-in shower, and a spacious walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom. The exterior boasts low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, a spacious front porch, and smart keypad entry with a SW “Iron Ore” front door. Other highlights include a two-car garage, Energy Plus certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

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KITCHEN

Door Style:
Fairmont



Color:
White











BATHROOM

Door Style:
Fairmont



Color:
White





FLOORING









EXTERIOR













LIGHTING













PAINT

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KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- 1/2 Bullnose Giallo Ornamental Granite Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath Adult Height Cabinets
- Adult Height Cabinets in Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, and Bath #2
- Small Pedestal Sink in Powder Room
- CS22 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround
- CS22 w/ #93 Fossil Grout on Bath #2

FLOORING

- Optimum Plus - Wild Dunes #7089 LVP in Foyer, Great Room, Flex Room, Kitchen / Dining Area, Powder Room, Hall #1, Primary Bath, Bath #2, and Laundry
- Graceful Finesse Ecru Carpeting

APPLIANCES

- Stackable Washer / Dryer in Downstairs Laundry

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Level 1 Open Rails on 1st Floor
- Pull Down Attic Stairs
- Tray Ceiling in Primary Suite

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
  - Model: 6590301-962
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - Stack Stone Accent
- Sage Vinyl Body Siding
- Scottish Thistle Shake Accent
- White Exterior Trim
- 4 over 1 White Windows
- Black Board & Batten Shutters
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch – 11'8" x 10'0"	$8,800
Optional Electric Fireplace	$1,650

DESIGN CENTER OPTIONS $16,497

Raised/Elongated Toilets (x2- Powder Room, Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendant Lights: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
Add Smart Keypad Deadbolt Front Door
Add Level 2 Board & Batten Style Wainscot - Foyer
Add 2 Piece Crown Molding - Foyer
Level 1 Rails 1st Floor
Pull Down Attic Stairs
Kitchen - Add 42" Wall Cabinets
Kitchen - Add 2 ¼" Crown to Standard Cabinet Layout
Primary Bath - Adult Height Vanity
Hall Bath - Adult Height Vanity (x1- Bath #2)
Kitchen Level 2 Granite
Upgrade all Vanity Bowls to Square Bowls
Level 1 Fireplace Mantel
Level 1 Fireplace Surround
LVP Level 1 - Foyer
LVP Level 1 - Great Room
LVP Level 1 - Flex Room
LVP Level 1 - Kitchen/Dining Area
LVP Level 1 - Powder Room
LVP Level 1 - Hall #1
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Laundry
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher
Stackable Washer/Dryer

TOTAL OPTIONS ADDED	$26,947

TOTAL SALES PRICE: $379,900

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