

Cypress Lakes Village

HOMESITE 275
1727 Man O War Drive
Hope Mills, NC

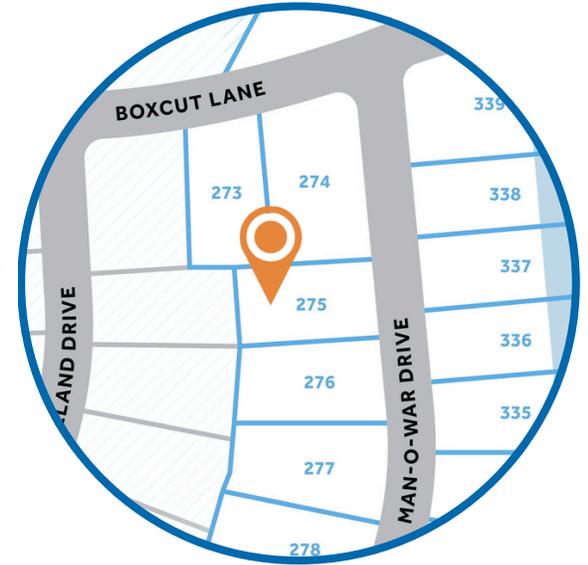
THE CAMBRIDGE HOMEPLAN

ELEVATION C

2,432 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



*Artistic Rendering not lot specific.
For representation purposes only.



.23 ACRE

Discover the charm of Cypress Lakes, a sought-after community nestled in the peaceful countryside of Gray's Creek. Known for its serene setting, family-friendly atmosphere, and close-knit neighborhood feel, Cypress Lakes offers the perfect balance of quiet country living and convenient access to nearby Fayetteville and Fort Bragg. Residents of this established neighborhood enjoy amenities including a pool and playground. Perfectly situated just 20 minutes from downtown Fayetteville and Fort Bragg, Cypress Lakes offers rural tranquility with easy access to shopping, dining, entertainment, and top-rated schools—making it an exceptional place to call home.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com

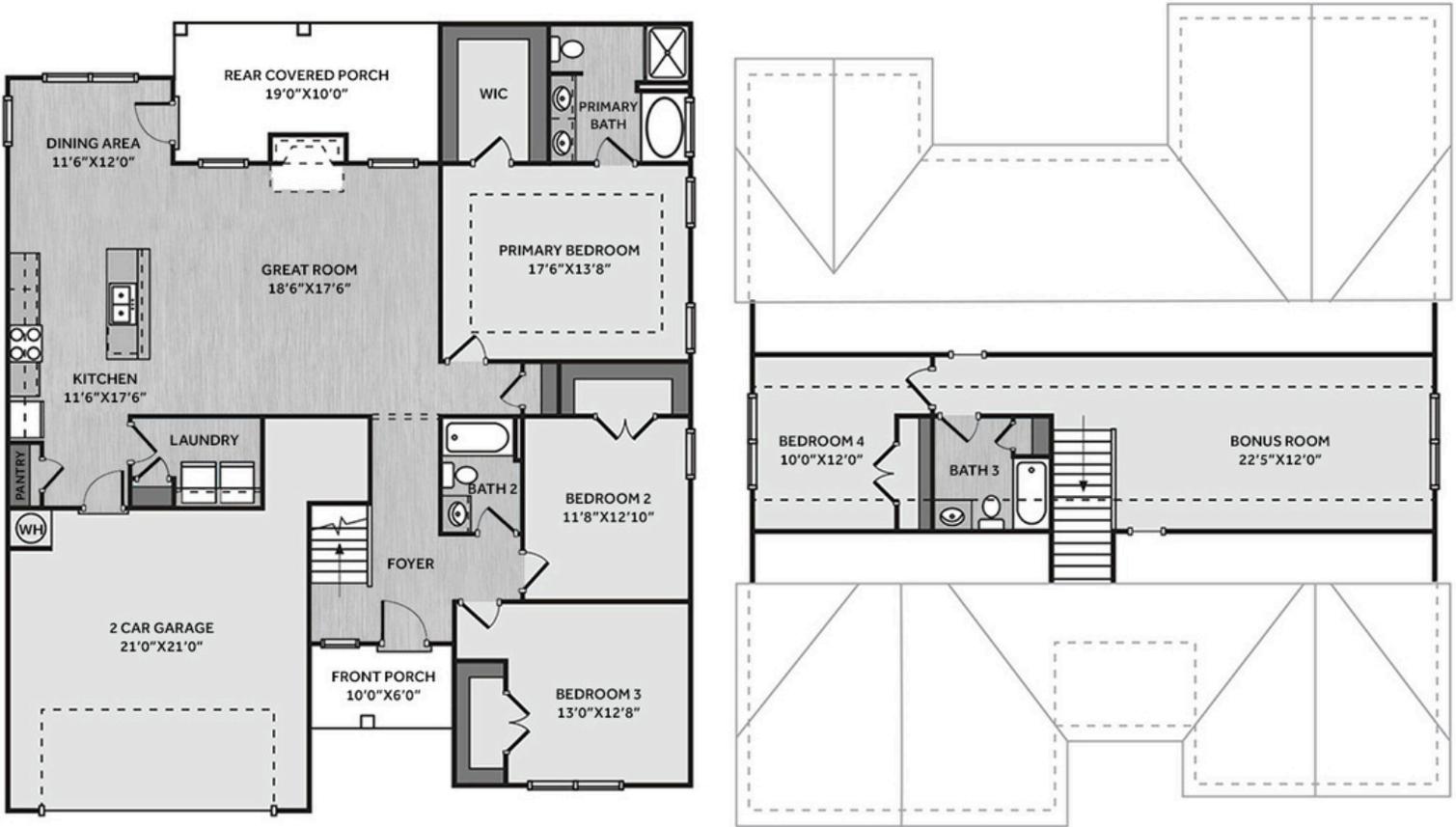


Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



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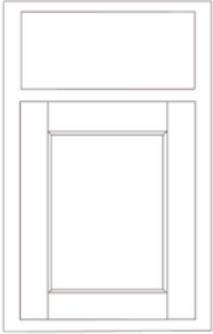


This home features a spacious great room with a gas log fireplace framed by a mantel and black granite surround. The open kitchen, highlighted by an island with a sink overlooking the great room, showcases "New Willow White" quartz countertops, white shaker cabinets with a "Graphite" accent island, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The kitchen opens to a dining area with backyard views and access to a large rear-covered porch. The first-floor primary suite features a tray ceiling with crown molding and a walk-in closet, while the ensuite bathroom includes dual quartz sink vanity, a garden tub, and a separate walk-in shower. Two additional first-floor bedrooms feature walk-in closets and share a full hall bathroom with a vanity and tub/shower combination. Conveniently located in the garage entry, the first-floor laundry room includes a linen closet. Upstairs, a fourth bedroom, bonus room, and full bathroom with a linen closet, provide extra living space. Exterior highlights include low-maintenance vinyl siding with shake accents, dimensional roof shingles, a front door painted in SW "Black Magic" and smart keypad entry. This Energy Plus certified home also features a 2-car garage, and a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont

Color:
White



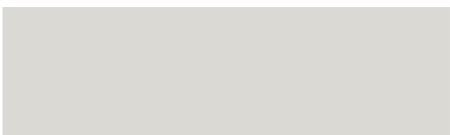
Color:
Graphite



EXTERIOR



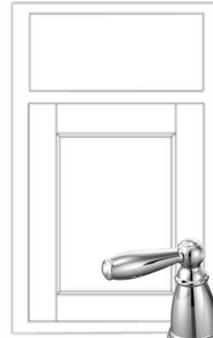
PAINT



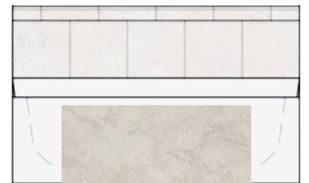
BATHROOM

Door Style:
Fairmont

Color:
White



FLOORING



LIGHTING



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Fairmont Graphite Accent Kitchen Island
- 1/2 Bullnose New Willow White Quartz Countertops w/ 4" Splash
- Standard Kitchen Layout
- Frigidaire Gas Stainless Steel Appliances (Dishwasher, Gas Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Oval Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Raised/Elongated Toilets in Primary Bath
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Bath #3, Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ Matching Ceiling
- Kneewall on Stairs

FIREPLACE

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

LIGHTING

- Seville Lighting Package Brushed Nickel (Whole House)

EXTERIOR

- 6-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- 8x8 PVC Front Columns
- Everest Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters



THE CAMBRIDGE HOMEPLAN

LOT 275 | ELEVATION C
2,432 SQFT | 4 BR | 3 BA | 2 CAR GARAGE

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C (no stone)
Optional Rear Covered Porch – per plan
Optional Gas Fireplace

BASE HOUSE PRICE: \$374,900
Standard
\$13,200
\$2,310

DESIGN CENTER OPTIONS \$8,557

Add Smart Keypad Deadbolt Front Door
Kitchen Island Multicolor Cabinet Option/Paint Island Drywall to Match Cabinet
Kitchen Level 1 Quartz
Level 1 Fireplace Mantel
Level 1 Fireplace Surround
LVP Level 1 - Foyer
LVP Level 1 - Great Room
LVP Level 1 - Kitchen/Dining Area
LVP Level 1 - Hall #1
LVP Level 1 - Hall #2
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Bath #3
LVP Level 1 - Laundry
Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$24,067

TOTAL SALES PRICE: \$398,967

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