

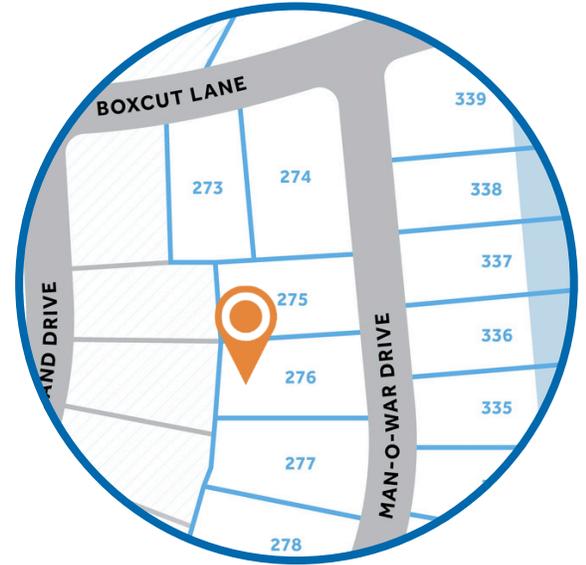
Cypress Lakes Village

HOMESITE 276
1723 Man O War Drive
Hope Mills, NC

THE ONSLOW HOMEPLAN

ELEVATION F

1,885 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



.25 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:



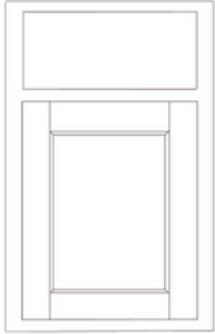
Builder's Marketing Group
WWW.CAVINESSANDCATES.COM



This home welcomes you with a foyer that includes access to a convenient half-bath, and flows seamlessly into a spacious great room that boasts a gas log fireplace with a mantel and black granite surround, and opens to the kitchen and dining area. The kitchen is equipped with countertop bar seating, "New Willow White" quartz countertops, white shaker cabinets, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The dining area opens up to a rear covered porch through sliding doors, creating an ideal space for indoor-outdoor living. The second floor boasts a primary suite with two separate walk-in closets and an ensuite bathroom with a dual quartz sink vanity, and a private shower and toilet area. Two additional bedrooms with walk-in closets share a full hall bathroom with a vanity and tub/shower combo, while a nearby laundry room adds convenience. LVP extends throughout the first floor. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a front door painted in SW "Poinsettia," smart keypad entry, and a 2-car garage. This Energy Plus certified home also features a 1-2-10 builder warranty.

KITCHEN

Door Style:
Fairmont

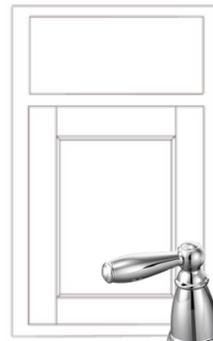


Color:
White



BATHROOM

Door Style:
Fairmont



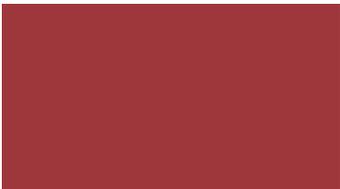
Color:
White



FLOORING



EXTERIOR



PAINT



LIGHTING



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 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 Toilet in Primary Bath
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Primary Bath, Bath #2, 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: Poinsettia SW6594
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- Black Gutters



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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	BASE HOUSE PRICE: \$325,200	\$1,750
Optional Rear Covered Porch – 12’ x 10’		\$8,800
Optional Gas Fireplace		\$1,650

DESIGN CENTER OPTIONS \$7,602

- Add Smart Keypad Deadbolt Front Door
- 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 - Powder Room
- LVP Level 1 - Primary Bath
- LVP Level 1 - Bath #2
- LVP Level 1 - Laundry
- Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$19,802

TOTAL SALES PRICE: \$345,002

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.

