

# Cypress Lakes Village

**HOMESITE 333**  
1712 Man O War Drive  
Hope Mills, NC

## THE DRAYTON HOMEPLAN

ELEVATION E

2,325 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.437 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](mailto:info@cavinessandcates.com)

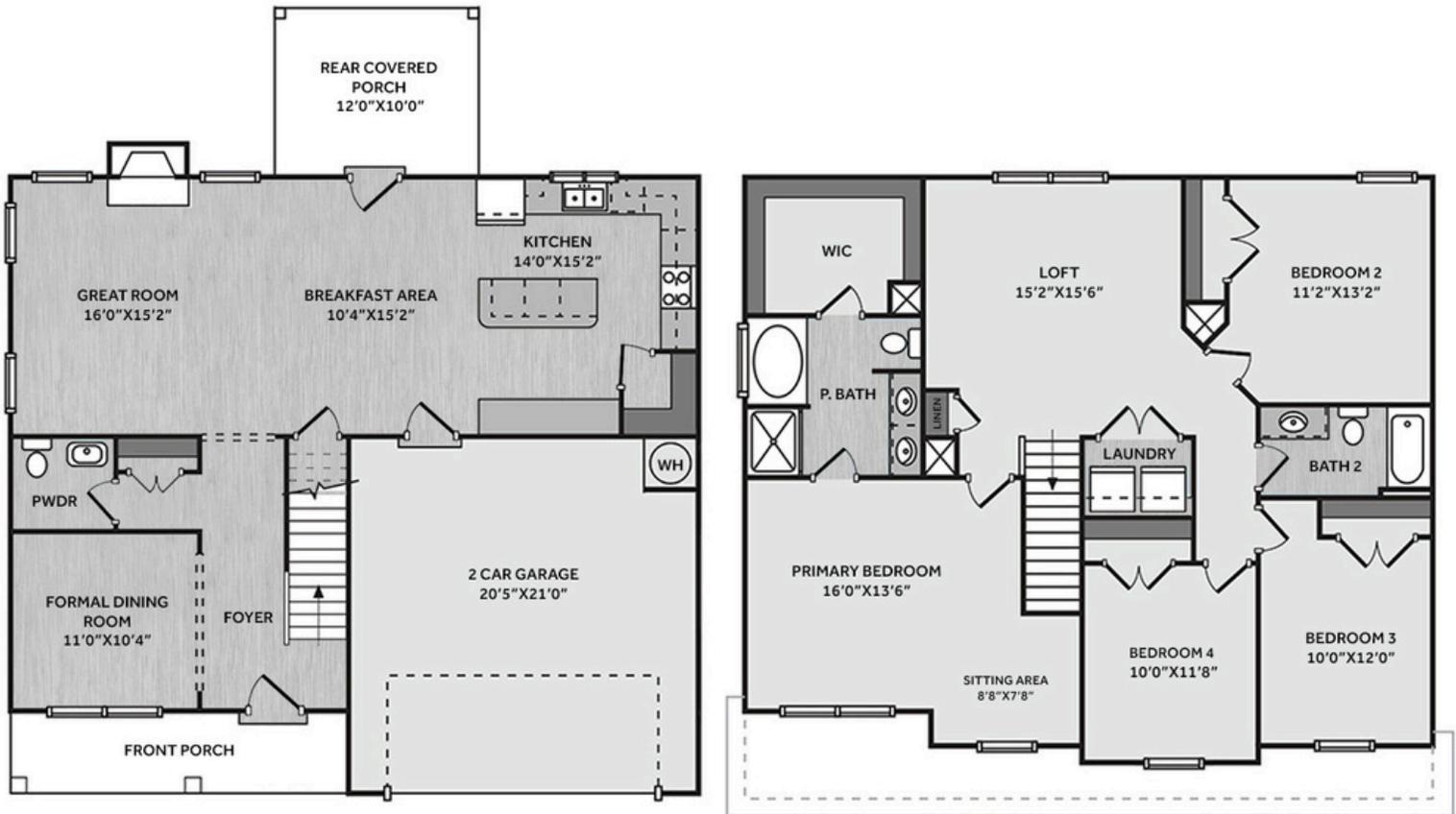


Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:



Builder's Marketing Group  
[WWW.CAVINESSANDCATES.COM](http://WWW.CAVINESSANDCATES.COM)



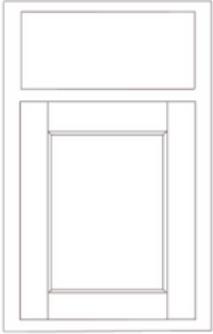
Off the foyer is a dining room, along with a coat closet and a convenient half-bath. The open great room showcases a gas log fireplace with a mantel and black granite surround and flows into the kitchen, which features a large island stained in "Sahara", "Trigato" quartz countertops, white shaker cabinets, a corner pantry, and stainless-steel appliances including a microwave, dishwasher, and gas range. The breakfast area leads to the covered rear porch. Upstairs, an open loft area provides additional living space, with a nearby linen closet and laundry room. The second-floor primary suite features a cozy sitting area and a bathroom containing a dual quartz sink vanity, garden tub, walk-in shower, and spacious walk-in closet. Three additional bedrooms and a full hall bathroom complete the second floor. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a spacious front porch, and a SW "Iron Ore" front door with smart keypad entry to the home. This home includes a 2-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont

Color:  
White

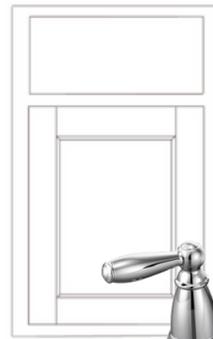
Color:  
Sahara



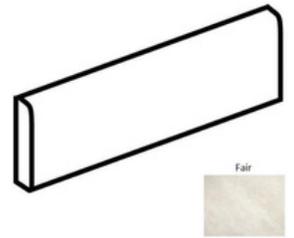
## BATHROOM

Door Style:  
Fairmont

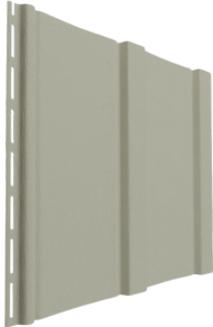
Color:  
White



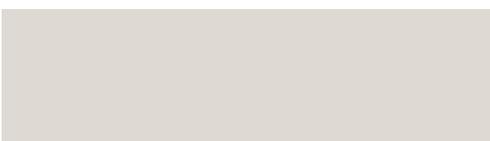
## FLOORING



## 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
- Fairmont Sahara Accent Kitchen Island
- 1/2 Bullnose Trigato 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)
- Simply White Quartz Countertops w/ Oval Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Raised/Elongated Toilets in Primary Bath
- Small Pedestal Sink in Powder Room
- CS22 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround and CS22 12x12 w/ #90 Light Pewter Grout Ceramic Tile Garden Tub Surround
- CS22 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 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: Iron Ore SW7069
- Moire Black Dimensional Shingles
- 8x8 PVC Front Columns
- Sage Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters



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## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation E (no stone)	BASE HOUSE PRICE: \$361,600	\$1,500
Optional Rear Covered Porch – 12’ x 10’		\$8,800
Optional Gas Fireplace		\$1,650

### DESIGN CENTER OPTIONS \$8,544

- Add Smart Keypad Deadbolt Front Door
- Kitchen Island Multicolor Cabinet Option
- Kitchen Level 1 Quartz
- Level 1 Fireplace Mantel
- Level 1 Fireplace Surround
- LVP Level 1 - Foyer
- LVP Level 1 - Great Room
- LVP Level 1 - Formal Dining Room
- LVP Level 1 - Kitchen/Breakfast 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 \$20,494

TOTAL SALES PRICE: \$382,094

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