

# Cypress Lakes Village

**HOMESITE 337**  
1728 Man O War Drive  
Hope Mills, NC

## THE CAMELLIA HOMEPLAN

ELEVATION F

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



.289 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,  
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SALES AND MARKETING BY:



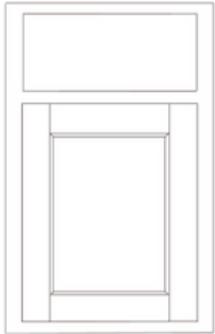
Builder's Marketing Group  
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Upon entering the home, you'll find a flex room just off the foyer, with the garage entry located directly across from it. The entryway also leads to a mudroom with stacked washer/dryer hookups, a base cabinet, and access to a half-bath. The kitchen offers ample countertop space with quartz countertops in "Trigato," a sink overlooking the great room, bar seating, white shaker cabinets, pantry, and stainless-steel appliances including a microwave, dishwasher, and gas range. The open great room features a gas log fireplace with a black granite surround and a mantel, with easy access to the 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 dual quartz sink vanity, a walk-in shower, a private water closet, a linen closet, 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 features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a spacious front porch with a front door painted in SW "Pineapple Cream" and smart keypad entry. Other highlights include a two-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN

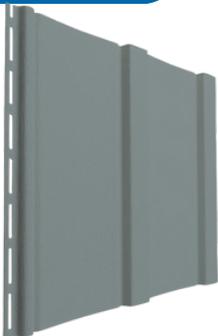
Door Style:  
Fairmont



Color:  
White



## EXTERIOR

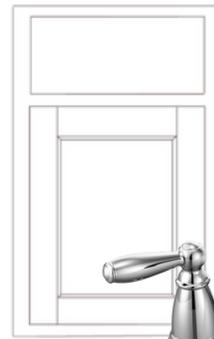


## PAINT



## 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
- 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)
- Niagara 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
- 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, Flex Room, Kitchen/ Dining Area, Hall #1, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

## APPLIANCES

- Stackable Washer/Dryer in Downstairs Laundry

## 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: Pineapple Cream SW1668
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- English Wedgewood Vinyl Body Siding
- English Wedgewood Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters



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## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F	BASE HOUSE PRICE: \$366,900	\$1,750
Optional Rear Covered Porch – 11’8" x 10’0"		\$8,800
Optional Gas Fireplace		\$1,650

### DESIGN CENTER OPTIONS \$10,865

- 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 - Flex Room
- LVP Level 1 - Kitchen/Dining Area
- LVP Level 1 - Hall #1
- 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
- Stackable Washer/Dryer

TOTAL OPTIONS ADDED \$23,065

TOTAL SALES PRICE: \$389,965

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