

Cypress Lakes Village

HOMESITE 339
1736 Man O War Drive
Hope Mills, NC

THE ABERDEEN HOMEPLAN

ELEVATION F

2,234 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



.44 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

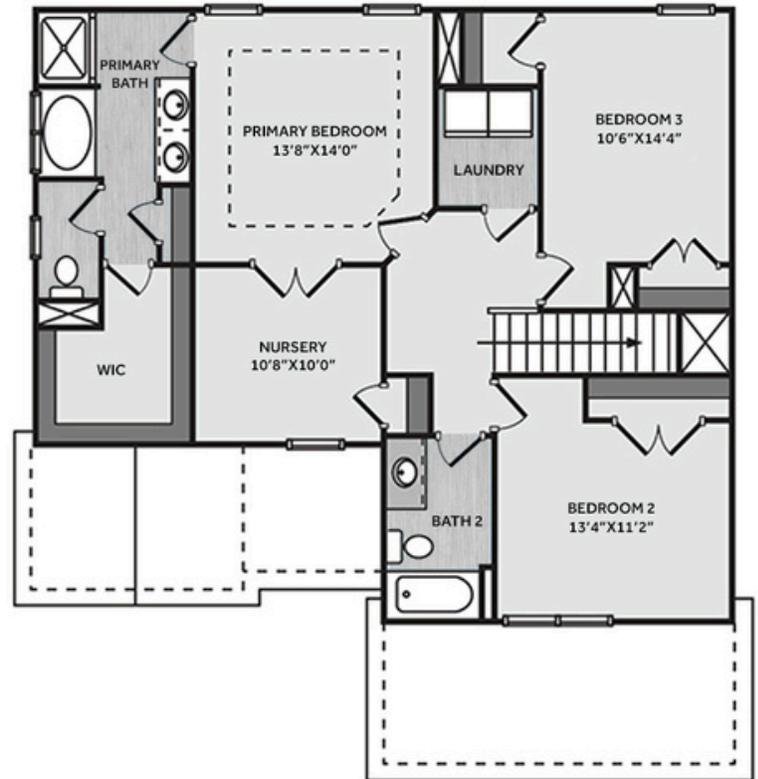


Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



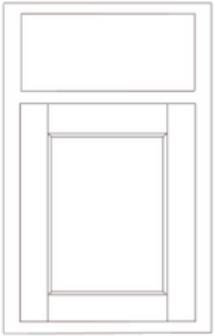
Builder's Marketing Group
WWW.CAVINESSANDCATES.COM



This corner-lot home features a spacious great room with a gas log fireplace, black granite surround, and mantel, all while flowing seamlessly into the eat-in kitchen for a warm, open layout. Off the foyer, a flexible home office with a walk-in closet can serve as a bedroom, while a nearby half bath adds convenience. The kitchen includes an island, "Trigato" quartz countertops, white shaker cabinets, a corner pantry, a dining area with rear porch access, and stainless-steel appliances including a microwave, dishwasher, and gas range. The private primary suite boasts a tray ceiling with crown molding, French door access to an adjoining nursery, and an en-suite bath featuring a dual quartz sink vanity, a garden tub, walk-in shower, private water closet, linen closet, and walk-in closet. Upstairs, two additional bedrooms share hall access to a laundry room and a full bathroom with a vanity and tub/shower combo. LVP flooring runs throughout the first-floor main living areas. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a front door painted in SW "Black Bean" with smart keypad entry. This Energy Plus certified home includes a two-car garage, and is backed by a 1-2-10-year builder in-house warranty.

KITCHEN

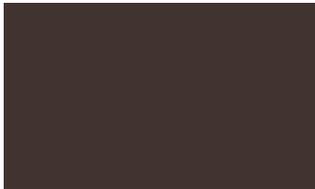
Door Style:
Fairmont



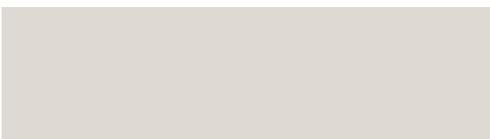
Color:
White



EXTERIOR

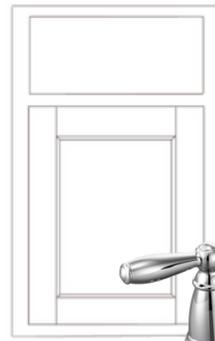


PAINT



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)
- Simply White Quartz Countertops w/ Oval Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP81092180 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 - Wild Dunes #7089 LVP in Foyer, Great Room, Kitchen / Dining 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: Black Bean SW6006
- Moire Black Dimensional Shingles
- Quiet Willow Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters



THE ABERDEEN HOMEPLAN

LOT 339 | ELEVATION F
2,234 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	BASE HOUSE PRICE: \$354,400	\$1,750
Optional Rear Covered Porch – 12’ x 10’		\$8,800
Optional Gas Fireplace		\$1,650

DESIGN CENTER OPTIONS \$7,322

- 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 \$19,522

TOTAL SALES PRICE: \$373,922

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.

