

## 1809 LIVE OAK

HOMESITE 109

239 Cline Way  
Beaufort, NC

### THE HARBOR HOMEPLAN

1,984 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

\$399,900

DESIGNER FEATURES



Discover coastal charm and modern convenience at 1809 Live Oak, a new townhome community by Caviness & Cates, nestled just off Live Oak Street in picturesque Beaufort, NC. These thoughtfully designed townhomes offer stylish, low-maintenance living, perfect for those seeking a relaxed coastal lifestyle. Enjoy easy access to Beaufort's historic waterfront, vibrant downtown, and the area's stunning natural beauty. With quality craftsmanship and a prime location, 1809 Live Oak provides the ideal blend of comfort and convenience, making it the perfect 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:

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**Caviness & Cates**  
Communities

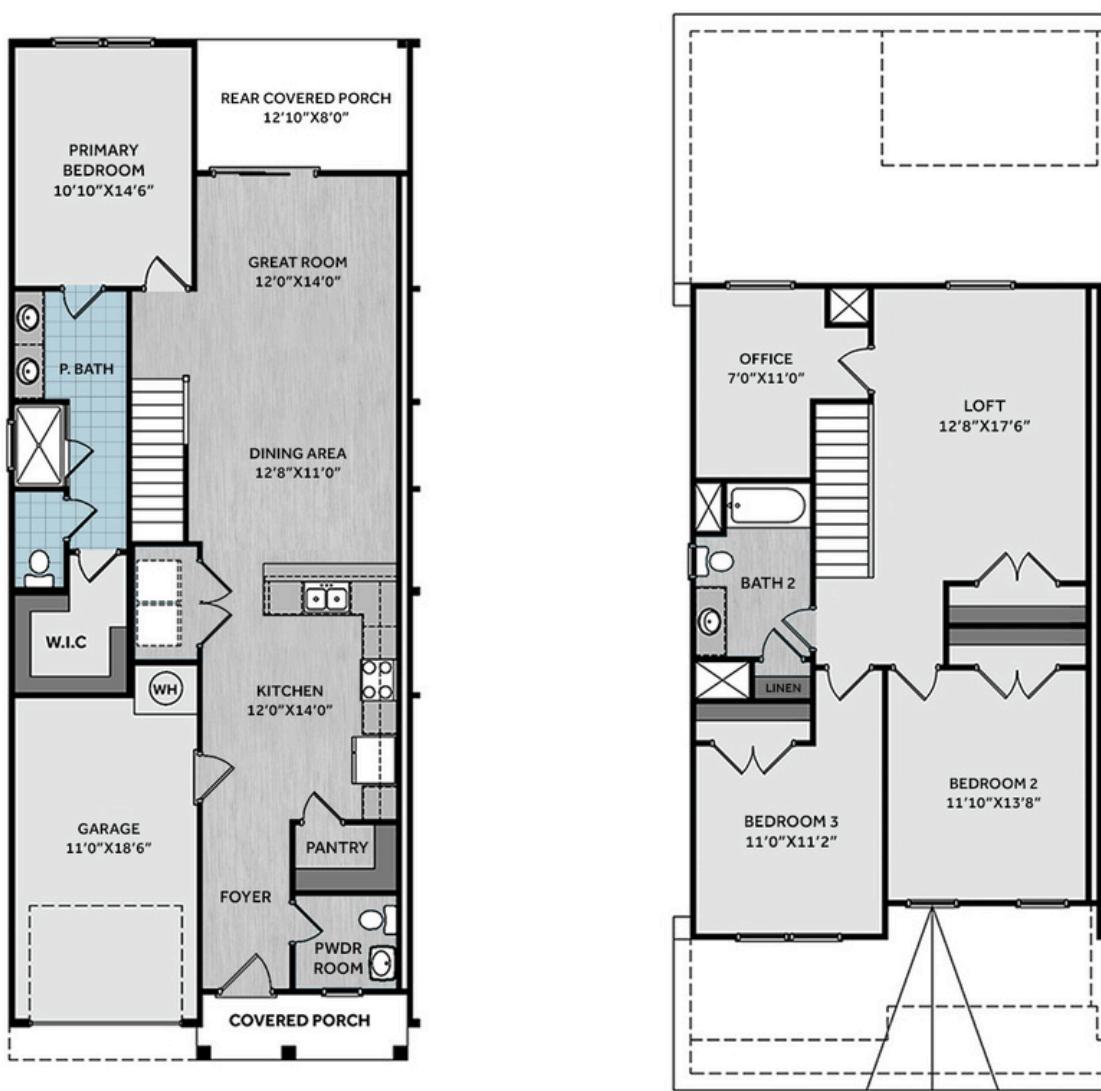
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**CATES**  
BUILDING, INC.

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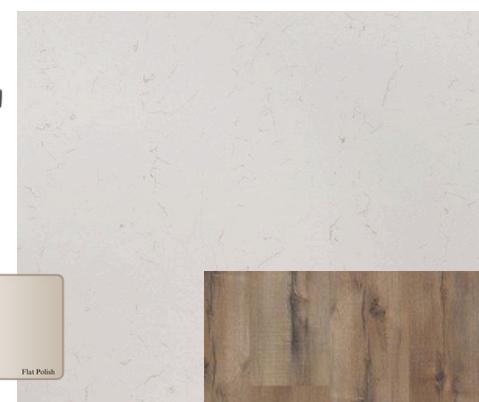
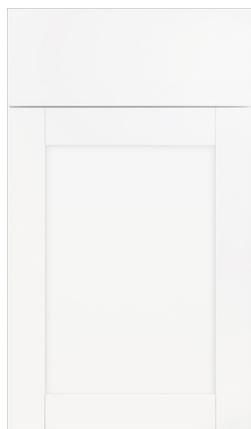


\*Subject to change without notice. See pg. 4 for full disclaimer.

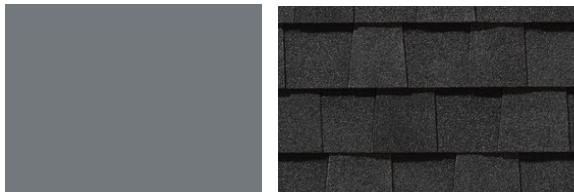


This stylish left-end-unit townhome offers low-maintenance living in a thoughtfully designed layout. Step into a welcoming foyer with board and batten wainscoting detail, a powder room, leading into an open-concept kitchen, dining area, and great room. The kitchen boasts a large peninsula with bar seating, "Trigato" quartz countertops, white shaker cabinets, white herringbone subway tile backsplash, stainless-steel appliances—including a microwave, smooth-top range, and dishwasher—ample cabinet space, and a walk-in pantry. A laundry closet with washer/dryer hookups is conveniently located off the kitchen. The open dining and great room open to a covered rear porch, perfect for relaxing or entertaining. The first-floor primary suite is filled with natural light and features two-piece crown molding, along with an en-suite bathroom that includes a double vanity with quartz countertops, a walk-in tile shower, private water closet, and a spacious walk-in closet. Upstairs features a loft with a closet and access to a home office, two additional bedrooms, and a full bath with a linen closet. Additional highlights include a 1-car garage with direct kitchen access, board and batten accents, dimensional roof shingles, and a front door in SW "Foggy Day." Energy Plus certified and backed by a 1-2-10 builder warranty.

## KITCHEN



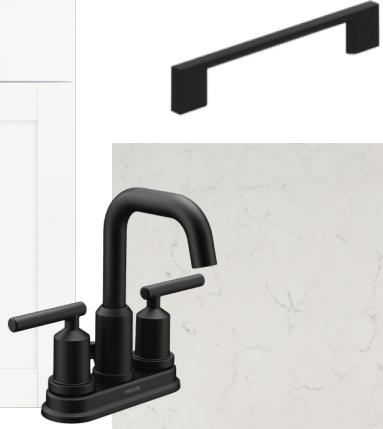
## EXTERIOR



## PAINT



## BATHROOM



## FLOORING



## LIGHTING



## KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Binx White Flat Panel Cabinets w/ Matte Black BP7227128-900 Pulls
- Flat Polish Edge Trigato Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Gallery Plus Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Carrara Delphi Quartz Countertops w/ Square Bowls
- Binx White Flat Panel Cabinets w/ Matte Black BP72096-900 Pulls
- Adult Height Cabinets in Primary Bath and Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Primary Bath 36"x60" Tile Shower - Wall: AV17 12x24 Staggered w/ #90 Light Pewter Grout / Floor: LP19 2x2 w/ #90 Light Pewter Grout
- ARO4 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

## FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- AV17 12x24 Staggered w/ #90 Light Pewter Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Interior Color: Agreeable Gray SW7029 w/ White Ceilings
- Open Rails on 1st Floor
- Two Piece Crown Molding - Primary Suite
- Board & Batten Style Wainscoting - Foyer
- One Piece Crown Molding - Downstairs Common Areas
- Paint & Trim - Garage

## LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- LED Recess Lights in Kitchen
- LED Recess Lights in Dining Area

## EXTERIOR

- 12 - Light Glass View Over 1 - Panel Front Door w/ Smart Keypad Deadbolt, Doorbell Camera, and Matte Black Handleset
- Front Door Painted: Foggy Day SW6235
- Black Architectural Shingles
- Square Panel Front Columns
- Silver Gray Vinyl Body Siding
- Deep Granite Board & Batten Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters
- Sod - Front, Sides, and Rear Yard w/ Community Irrigation

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.