



1809 LIVE OAK

**HOMESITE 113**

247 Cline Way  
Beaufort, NC

## THE HARBOR HOMEPLAN

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

**\$389,900**



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

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Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:

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Communities

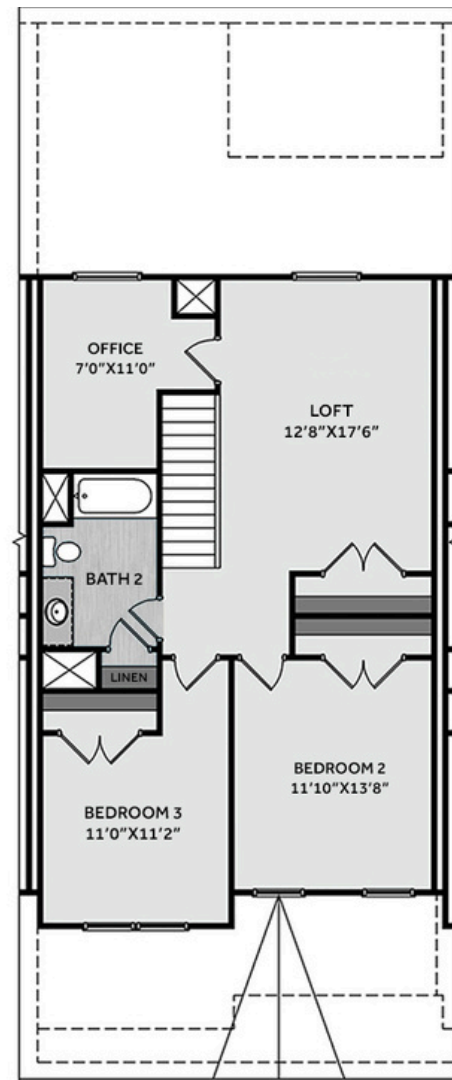
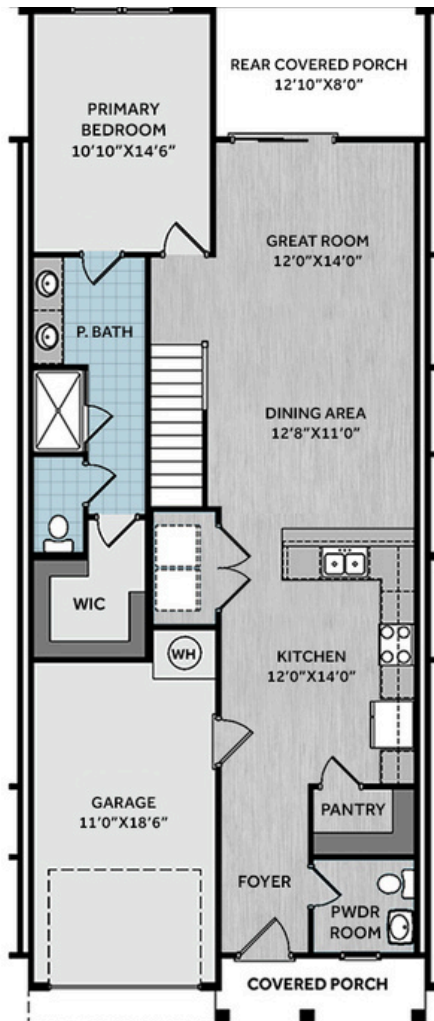
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**CATES**  
BUILDING, INC.

WWW.CATESBUILDING.COM



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



This stylish 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, "Giallo Ornamental" granite countertops, white shaker cabinets, a brick-patterned white 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.

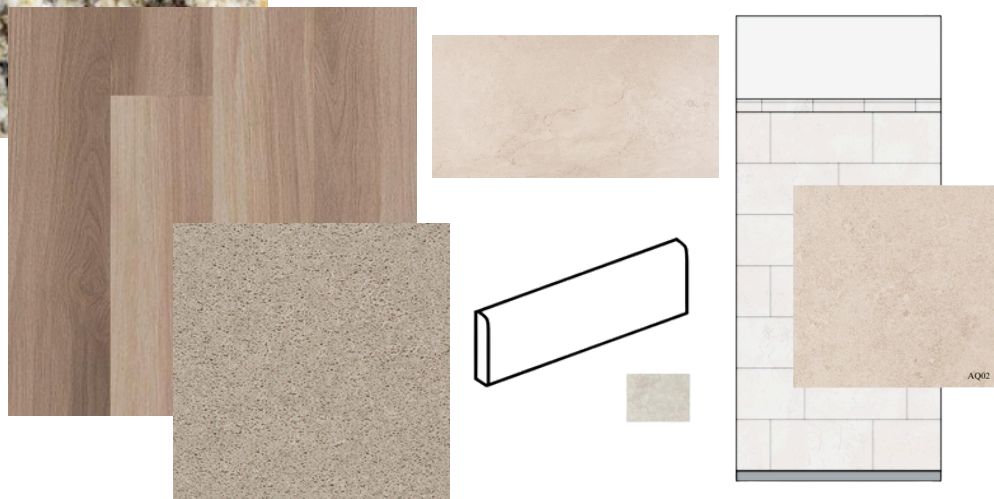
## KITCHEN



## BATHROOM



## FLOORING



## EXTERIOR



## LIGHTING



## PAINT







## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Binx White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose Giallo Ornamental Granite Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 36" Wall Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Carrara Delphi Quartz Countertops w/ Square Bowls
- Binx White Flat Panel Cabinets w/ Brushed Nickel BP20576195 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: AQ02 12x24 Staggered w/ #17 Marble Beige Grout / Floor: LP19 2x2 w/ #17 Marble Beige Grout
- ARO4 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Almond Oak #154 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- AQ02 12x24 Staggered w/ #17 Marble Beige Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Open Rails on 1st Floor
- Two Piece Crown Molding - Primary Suite
- Board & Batten Style Wainscotting - Foyer
- One Piece Crown Molding - Downstairs Common Areas
- Paint & Trim - Garage

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (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 Brushed Nickel 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