



**DUCKS LANDING**

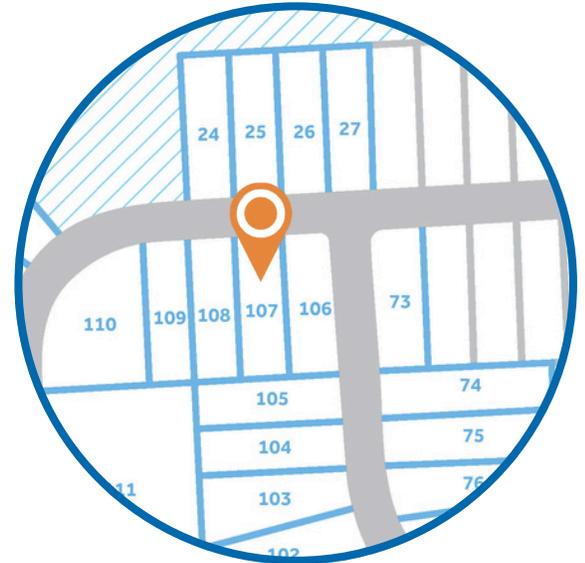
**HOMESITE 107**  
356 Hookbill Lane  
Lillington, NC

## THE MURPHY HOMEPLAN

ELEVATION A

1,680 SQFT | 3 BR W/ OFFICE | 2 BA | 1 CAR GARAGE

**\$312,600**



.459 ACRE

Nestled in the serene countryside of Lillington, North Carolina, just off Darroch Road, Duck's Landing offers the fresh, clean air of a rural location, along with the necessities and conveniences of modern life. Local attractions, like the charming downtown Lillington Square, are just a short drive away, offering unique shops, delicious local eateries, and community events that foster a strong sense of belonging. The Cape Fear River, a local treasure, provides opportunities for kayaking, fishing, and scenic walks, inviting residents to connect with nature.

For those connected to the military, the community's proximity to Fort Bragg is a significant advantage, offering an easy commute for service members and their families. This accessibility balances the peaceful rural lifestyle with the demands of military life.

**NEW HOME SPECIALISTS**

910.405.8311

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



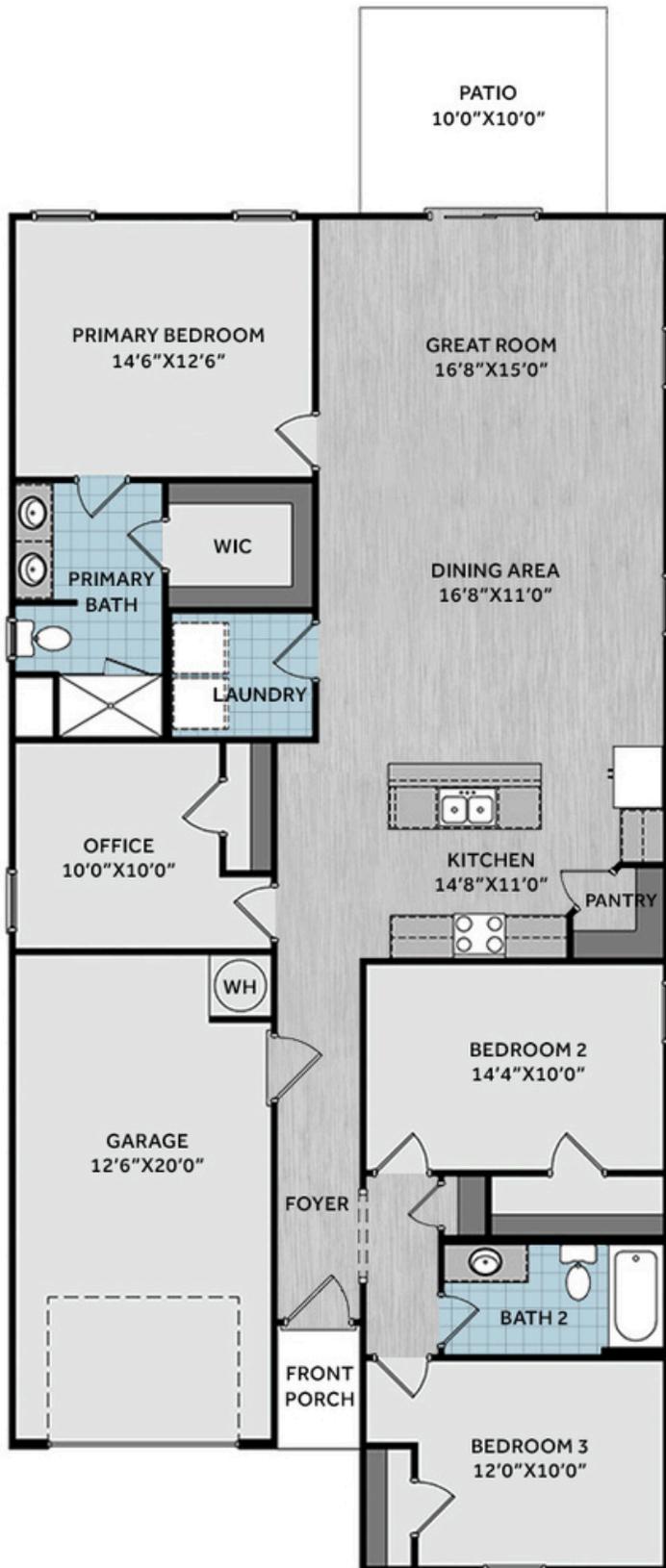
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This beautifully designed home features three bedrooms and an office, offering plenty of space and flexibility. The spacious primary suite is a true retreat, complete with an ensuite bathroom with a dual vanity, walk-in shower, and access to the walk-in closet. Two additional bedrooms and an office share a centrally located full hall bath, perfect for accommodating family or visitors. The open-concept layout connects the kitchen, dining area, and great room, creating a bright and welcoming living space. The kitchen showcases a center island with a sink adding functionality, shaker cabinets, granite countertops, a corner pantry, and stainless-steel appliances. The great room overlooks the backyard and leads directly to the grill patio—ideal for relaxing or entertaining outdoors. Exterior highlights include low-maintenance vinyl siding, dimensional roof shingles, smart keypad entry, and a 1-car garage. Additional features include fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

**KITCHEN**



**BATHROOM**



**FLOORING**



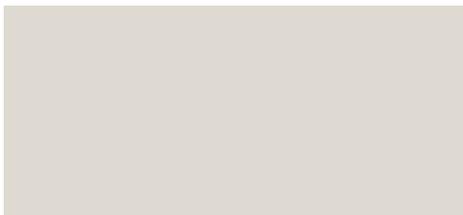
**EXTERIOR**



**LIGHTING**



**PAINT**



**APPLIANCES**



## KITCHEN

- Moen Method One-Handle Pullout Kitchen Faucet in a Spot Resist™ Stainless Finish
- Standard Stainless Steel 50/50 Double Bowl Sink
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- 1/2 Bullnose New Caledonia Granite Countertops w/ 4" Splash
- Frigidaire Electric Stainless Steel Appliances
  - 30" Electric Range with EvenTemp™ - FCRE3062AS
  - 1.8 Cu. Ft. Over-The-Range Microwave - FMOS1846BS
  - 24" Built-In Tall Tub Dishwasher - FDPC4314AS

## BATHROOM

- Moen Chateau Chrome Plumbing Package (Whole House)
- Arctic White Quartz Countertops w/ Square Bowls
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- Adult Height Cabinets in Primary Bath & Bath #2
- Raised/Elongated ADA Gerber Maxwell Toilet in Primary Bath & Gerber Maxwell Round Bowl Toilet in Bath #2

## FLOORING

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area
- Shaw Origins - Prime #5146 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Office

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors

## LIGHTING

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Great Room & Primary Bedroom include a Brushed Nickel Designer Ceiling Fan w/ Light Kit
  - Linden 52" Traditional Ceiling Fan - 5LD52BSD

## EXTERIOR

- Painted Craftsman 3-Light Glass View over 3-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Gibraltar SW6257
- Moire Black Dimensional Shingles
- Silver Gray Vinyl Body Siding
- Natural Slate Shake Accent
- White Exterior Trim
- Black Raised Panel Shutters
- 6 over 6 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters on Front of Home