



**DUCKS LANDING**

**HOMESITE 25**  
355 Hookbill Lane  
Lillington, NC

**THE DAVIE HOMEPLAN**

ELEVATION A  
1,584 SQFT | 3 BR | 2 BA | 1 CAR GARAGE

**\$301,900**



**.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



Photos, Options,  
Virtual Tours & More

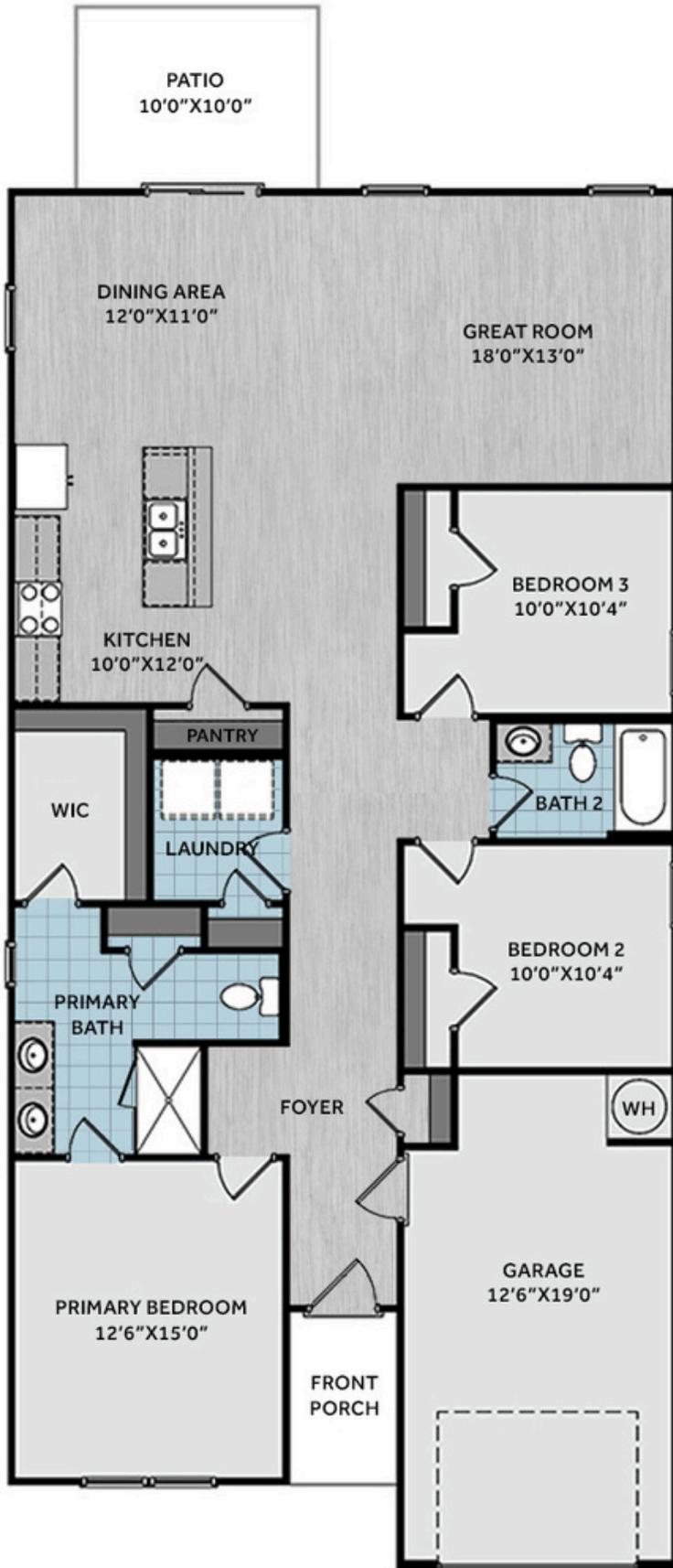


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\*Subject to change without notice. See pg. 4 for full disclaimer.



This thoughtfully designed ranch-style home offers easy one-level living with smart features and flexible spaces for everyday comfort. A welcoming entryway with a coat closet opens into a spacious great room, perfect for gathering and relaxing. The kitchen blends style and function with shaker cabinets, granite countertops, stainless steel appliances, a center island with sink, and a pantry, all flowing seamlessly into the dining area with backyard views and access to a grill patio—perfect for indoor-outdoor living. The private primary suite provides a peaceful retreat with an en-suite bath featuring a dual sink vanity, walk-in shower, linen closet, and walk-in closet. Two additional bedrooms share a full hall bath, perfect for guests or family. A separate laundry room with washer/dryer connections and a linen closet adds convenience. 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



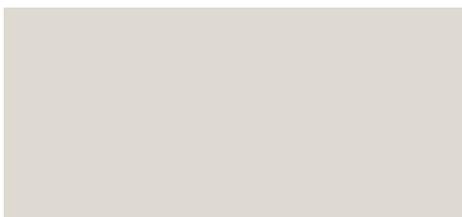
## EXTERIOR



## 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 Giallo Ornamental 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)
- Frost 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 - Wild Dunes #7089 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

## 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: Cast Iron SW6202
- Moire Black Dimensional Shingles
- Desert Sand Vinyl Body Siding
- Misty Shadow 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