



**DUCKS LANDING**

**HOMESITE 74**

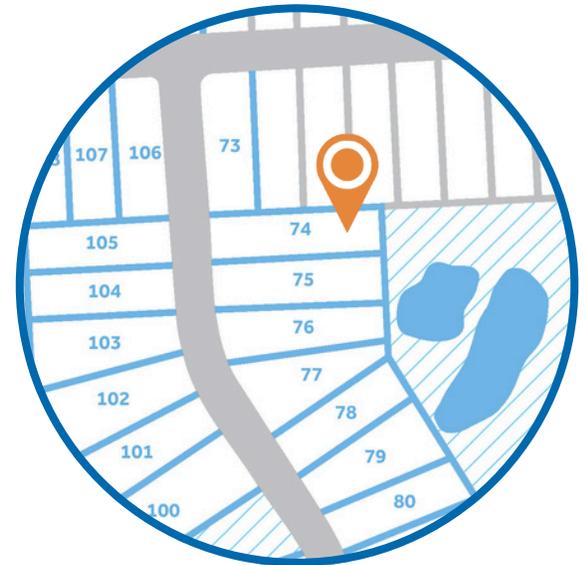
496 Black Duck Lane  
Lillington, NC

**THE CARDINAL HOMEPLAN**

ELEVATION C

1,784 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE

**\$330,000**



.55 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



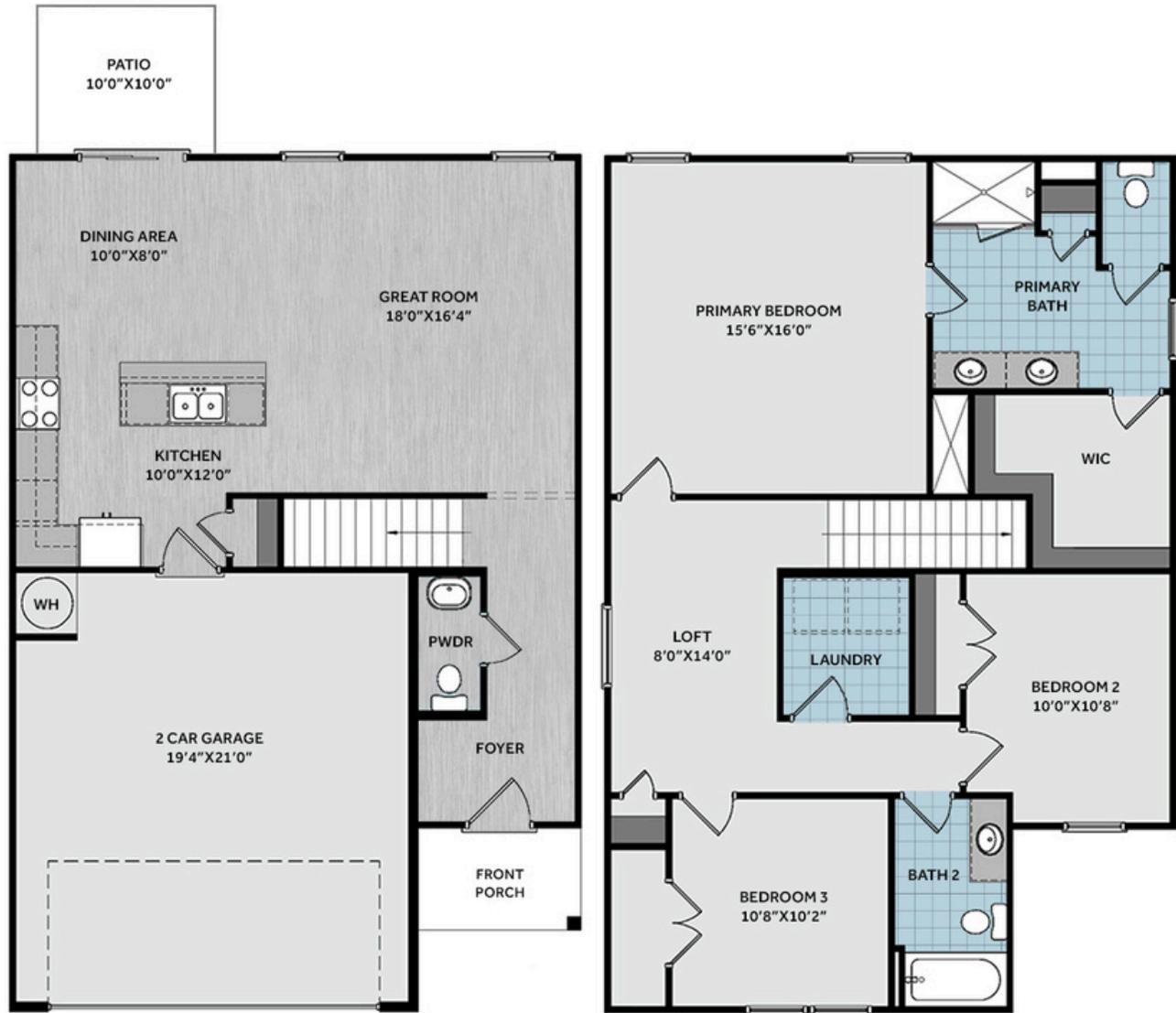
Photos, Options,  
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Step into the welcoming foyer with a convenient powder room, leading into a spacious great room that flows seamlessly into the kitchen and dining area. The kitchen features a center island with sink, granite countertops, shaker cabinets, stainless steel appliances, and a pantry. The dining area opens to the grill patio through sliding glass doors—perfect for indoor-outdoor living. Upstairs, the primary suite offers a private retreat while its en-suite bathroom features a dual sink vanity, a private water closet, a linen closet, a walk-in shower, and a spacious walk-in closet. A flexible loft area, two additional bedrooms, a full hall bath, and a centrally located laundry room complete the second floor. Exterior highlights include low-maintenance vinyl siding, dimensional roof shingles, smart keypad entry, and a 2-car garage. Additional features include fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

**KITCHEN**



**BATHROOM**



**FLOORING**



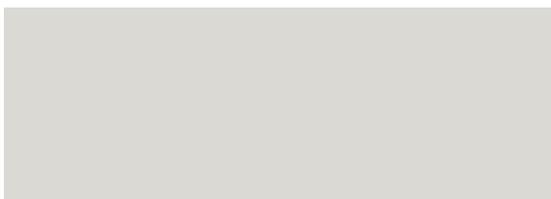
**EXTERIOR**



**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 Azul Platino 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 Powder Room, Bath #2
- Gerber Maxwell Petit Pedestal Sink in Powder Room

## FLOORING

- Shaw Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room
- Shaw Streamline - Carrara White #1182 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Concrete Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Loft, Stairs

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 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

- 6-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- English Wedgewood Vinyl Body Siding
- Desert Sand Shake Accent
- White Exterior Trim
- 4 over 1 White Windows
- Clay Board & Batten Shutters
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home