



DUCKS LANDING

HOMESITE 24
339 Hookbill Lane
Lillington, NC

THE TRYON HOMEPLAN

ELEVATION F

1,644 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

\$304,900



.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



WWW.CATESBUILDING.COM



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



Step into a bright and welcoming great room—ideal for both everyday living and entertaining. The kitchen features shaker cabinets, granite countertops, stainless steel appliances, a center island with sink, and a corner pantry, all flowing seamlessly into the great room and dining area for a functional, open-concept layout. Extend your living space outdoors with a grill patio off the kitchen—perfect for relaxing or entertaining. A convenient half bath completes the thoughtfully designed first floor. Upstairs, all bedrooms are tucked away for privacy and comfort. The spacious primary suite features an en-suite bathroom with a dual sink vanity, walk-in shower, linen closet, and access to a large walk-in closet. Two additional bedrooms share a full hall bathroom and have access to a nearby linen closet. A centrally located laundry area adds convenience, making everyday routines easier. 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



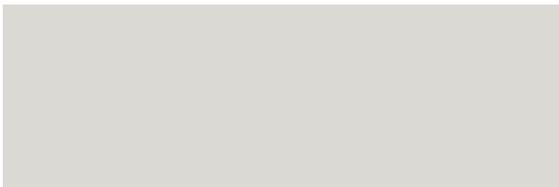
EXTERIOR



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 Luna Pearl 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 Powder Room, Bath #2
- Gerber Maxwell Petit Pedestal Sink in Powder Room

FLOORING

- Shaw Optimum Plus - Oyster Oak #591 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, 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: Gray Shingle SW7670
- Moire Black Dimensional Shingles
- White Vinyl Body Siding
- Harbor Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Black Raised Panel Shutters
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters on Front of Home