



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

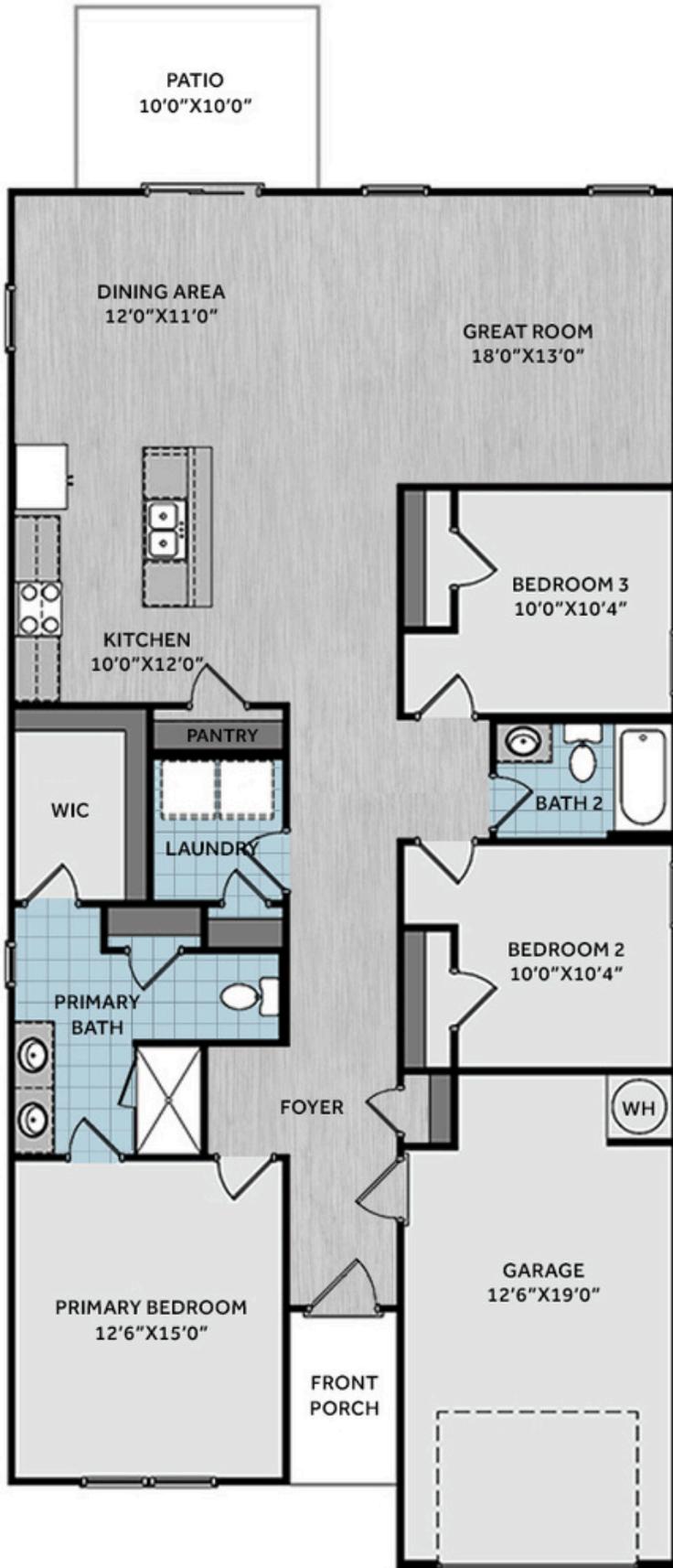


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*Subject to change without notice. See pg. 4 for full disclaimer.

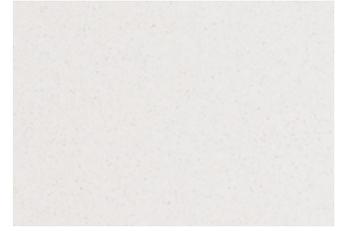


This thoughtfully designed ranch-style home offers easy one-level living with smart features and flexible spaces for everyday comfort. A welcoming entryway with a coat closet opens into a spacious great room, perfect for gathering and relaxing. The kitchen blends style and function with shaker cabinets, 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.

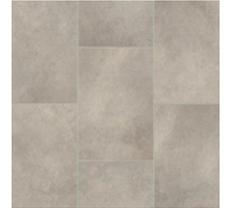
KITCHEN



BATHROOM



FLOORING



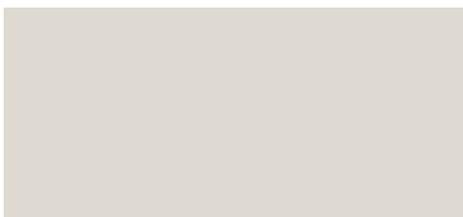
EXTERIOR



LIGHTING



PAINT



APPLIANCES





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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

- 6-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

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.

