



# DUCKS LANDING

## HOMESITE 101

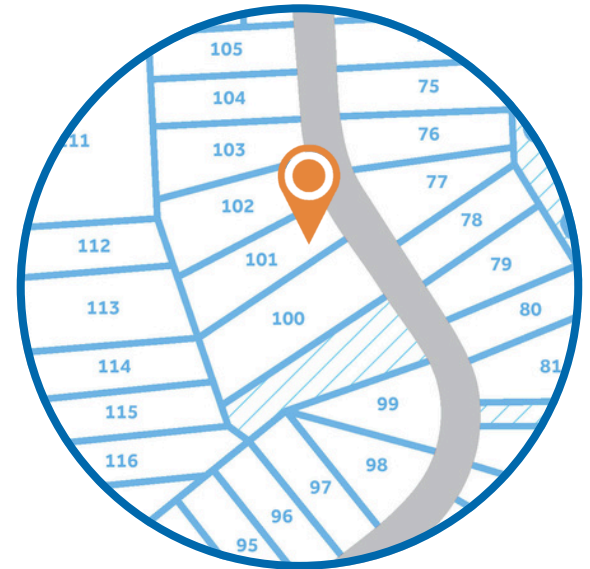
441 Black Duck Lane  
Lillington, NC

### THE ONSLOW HOMEPLAN

ELEVATION A

1,885 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE

### \$323,900



.61 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)



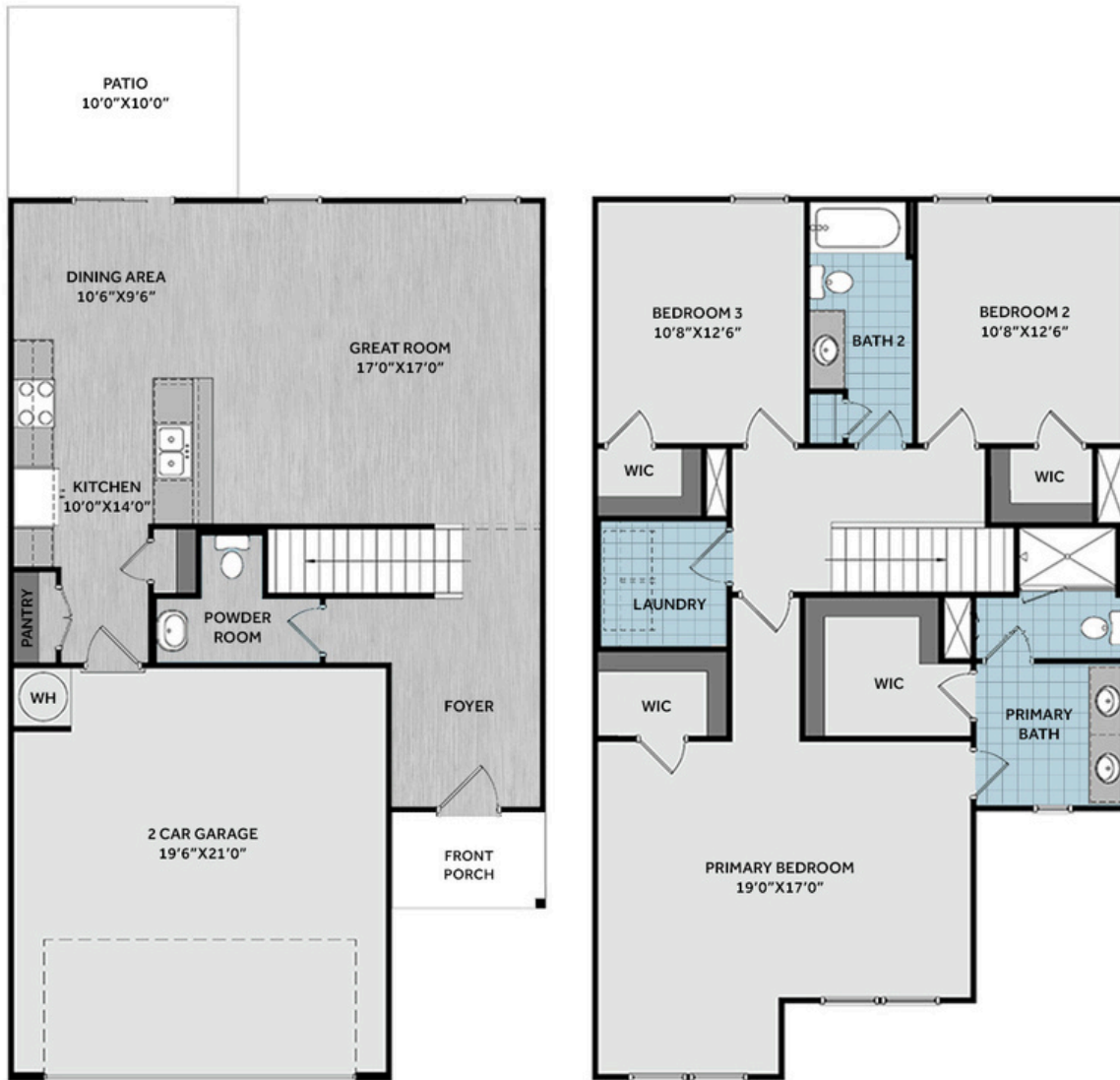
Photos, Options,  
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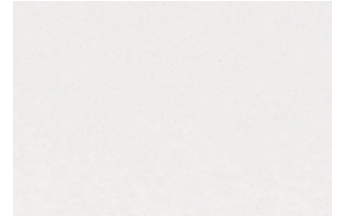
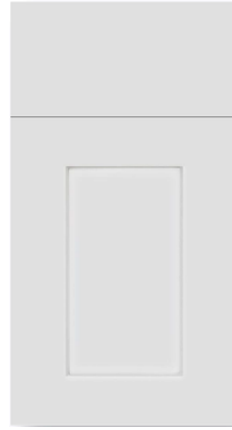


Situated on a .61-acre lot, this home welcomes you with a foyer that includes access to a convenient half-bath, and flows seamlessly into a spacious great room that opens to the kitchen and dining area. The kitchen is equipped with countertop bar seating, granite countertops, shaker cabinets, a pantry, and stainless-steel appliances. The dining area opens to a rear grill patio through sliding doors, creating an ideal space for indoor-outdoor living. The second floor boasts a primary suite with two separate walk-in closets and an ensuite bathroom with a dual sink vanity, and a private shower and toilet area. There are two additional bedrooms with walk-in closets, a hall bathroom with a vanity and tub/shower combination, a linen closet, and a laundry room. The home has low-maintenance vinyl siding, dimensional roof shingles, and a 2-car garage. Fiber optic internet service is available, and the home is Energy Plus certified with a 1-2-10-year builder in-house warranty.

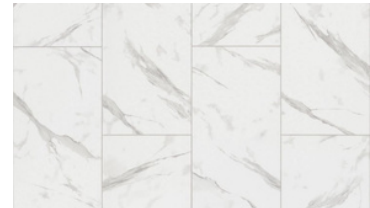
**KITCHEN**



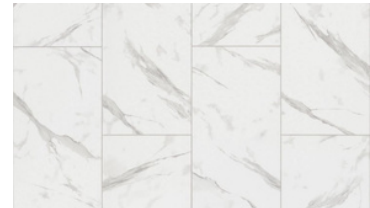
**BATHROOM**



**FLOORING**



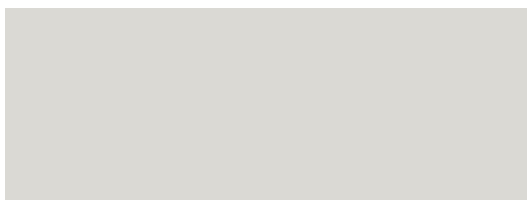
**EXTERIOR**



**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 & Windows
- Kneewall on Stairs

## 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: Gibraltar SW6257
- Moire Black Dimensional Shingles
- Silver Gray Vinyl Body Siding
- Natural Slate Shake Accent
- White Exterior Trim
- Raised Panel Black Shutters
- 6 over 6 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters on Front of Home