



**DUCKS LANDING**

**HOMESITE 26**  
369 Hookbill Lane  
Lillington, NC

## THE HARGROVE HOMEPLAN

ELEVATION F

1,536 SQFT | 3 BR | 2 BA | 1 CAR GARAGE

**\$284,900**



**.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](mailto:info@cavinessandcates.com)



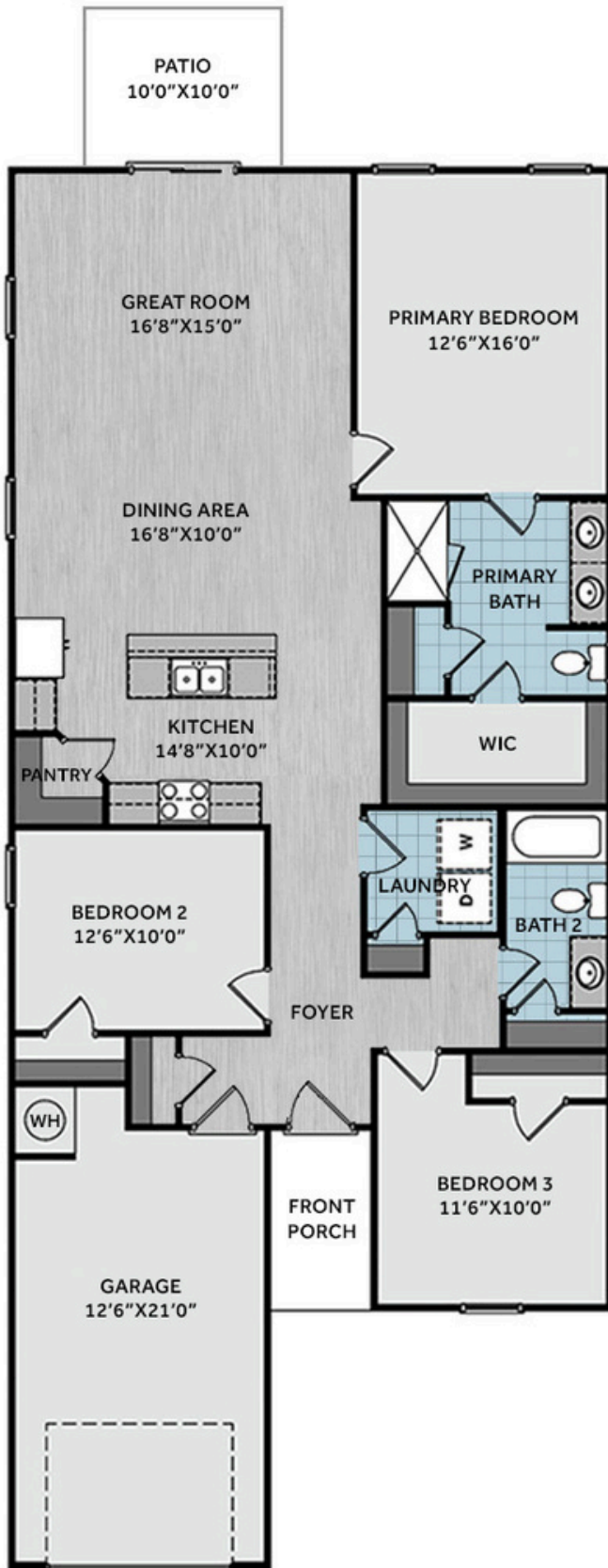
Photos, Options,  
Virtual Tours & More



[WWW.CATESBUILDING.COM](http://WWW.CATESBUILDING.COM)

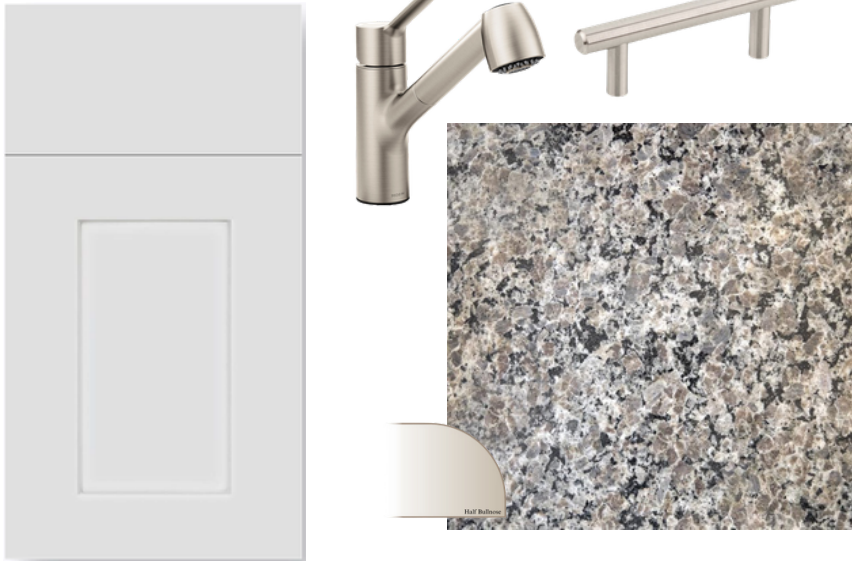


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This charming ranch-style home offers easy, single-level living with a welcoming foyer, open-concept kitchen, dining area, and great room. The kitchen offers shaker cabinets, granite countertops, stainless steel appliances, a corner pantry, and a center island with sink, all while seamlessly connecting to the dining area—perfect for daily meals or entertaining. The great room opens to a grill patio for seamless indoor/outdoor living. The private primary suite is a restful retreat while the ensuite bathroom offers a dual sink vanity, a walk-in shower, linen closet, and access to a spacious walk-in closet. Two additional bedrooms share a full hall bathroom with a vanity and tub/shower combo. 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, 1-2-10 builder in-house warranty, and a 0.45-acre homesite.

**KITCHEN**



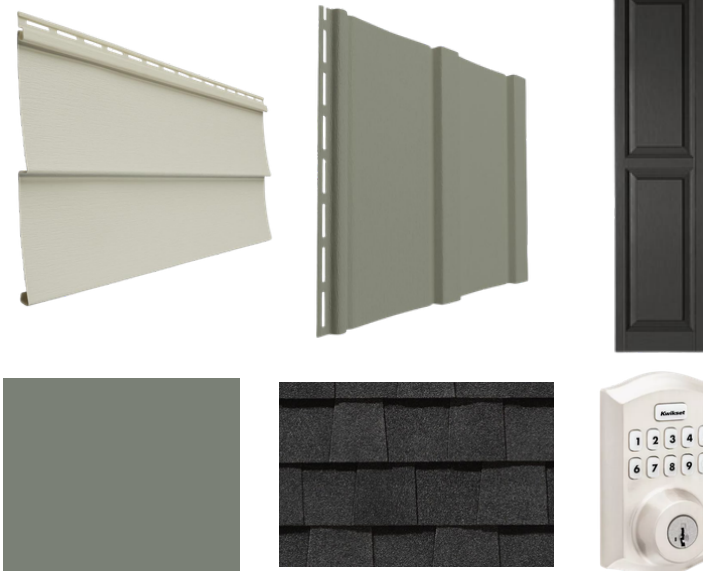
**BATHROOM**



**FLOORING**



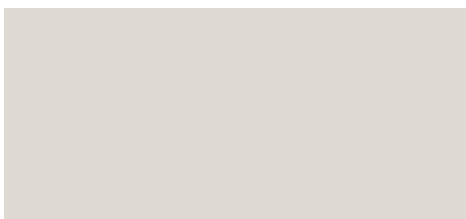
**EXTERIOR**



**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 New Caledonia 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 Bath #2

## FLOORING

- Shaw Optimum Plus - Lighthouse #5091 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 & Windows

## 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: Retreat SW6207
- Moire Black Dimensional Shingles
- Sage Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- Black Raised Panel Shutters
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters on Front of Home