



**DUCKS LANDING**

**HOMESITE 103**

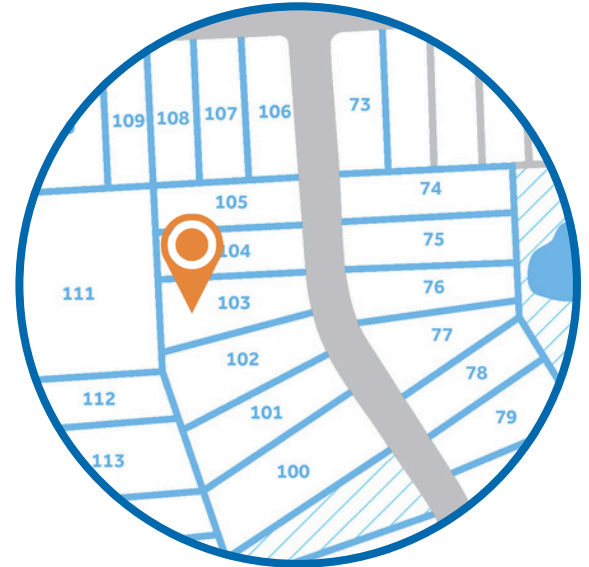
465 Black Duck Lane  
Lillington, NC

**THE GRAHAM HOMEPLAN**

ELEVATION C

2,058 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE

**\$339,900**



**.579 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



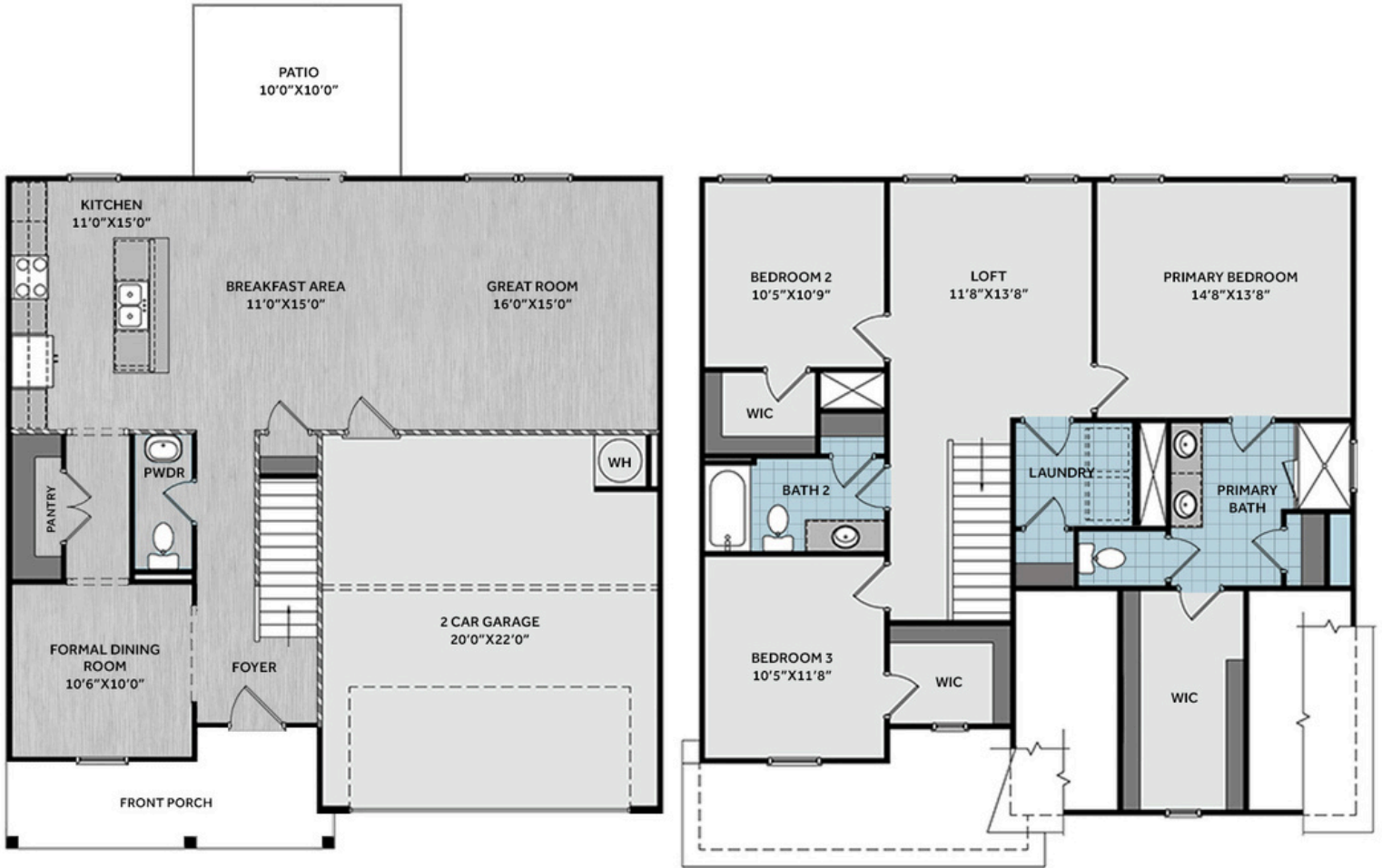
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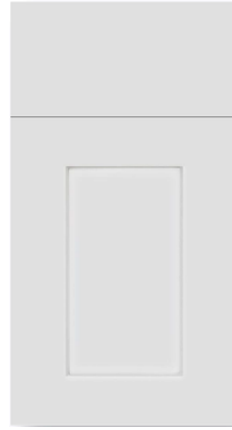


Situated on a generous 0.57-acre lot, this beautifully designed home offers a functional and open layout ideal for modern living. Off the foyer, you'll find a dining room and a convenient half-bath. The kitchen, breakfast area, and great room flow seamlessly together, opening to a grill patio—perfect for indoor-outdoor entertaining. The kitchen features a large eat-in island, white shaker cabinets, "Giallo Ornamental" granite countertops, pantry, and stainless-steel appliances including a smooth-top range, microwave, and dishwasher. Upstairs, a spacious loft adds versatile living space and sits near a laundry room and linen closet for added convenience. The primary suite serves as a private retreat, complete with a spa-like en-suite bathroom showcasing a white dual sink vanity, walk-in shower, private water closet, and a large walk-in closet with natural light. Two additional bedrooms—each with walk-in closets—share a full hall bathroom with a vanity, tub/shower combo, and linen storage. Exterior features include a welcoming front porch, low-maintenance vinyl siding with shake accents, dimensional roof shingles, and a smart keypad entry. Additional highlights: 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN



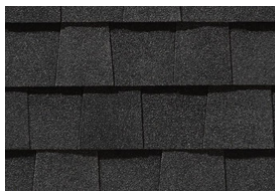
## BATHROOM



## FLOORING



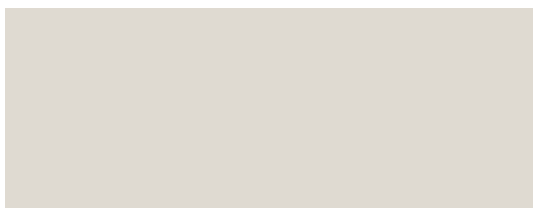
## EXTERIOR



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

## FLOORING

- Shaw Optimum Plus - Wild Dunes #7089 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room
- Shaw Origins - Prime #5146 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Loft, Stairs

## 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
- 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: Pewter Green SW6208
- Moire Black Dimensional Shingles
- Sage Vinyl Body Siding
- Alpine Forest Shake Accent
- White Exterior Trim
- 4 over 1 White Windows
- Black Board & Batten Panel Shutters
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home