



DUCKS LANDING

HOMESITE 78

416 Black Duck Lane
Lillington, NC

THE HINTON HOMEPLAN

ELEVATION A

1,790 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

\$311,900



.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.



Situated on a .45 acre lot with pond views, this home welcomes you with a charming covered front porch and a bright, open great room. The kitchen showcases shaker cabinets, granite countertops, a large island with sink, stainless steel appliances, and a pocket office, all flowing into a bright dining area with backyard views. From the dining space, step out onto the grill patio—perfect for outdoor dining or relaxing. A coat closet and convenient half bath are located near the garage entry, completing the main floor. Upstairs, all bedrooms are thoughtfully placed for privacy and comfort. A generous loft offers flexible space for a media room, playroom, or study. The laundry room is conveniently located just off the loft for easy access. The private primary suite features an en-suite bath with dual vanity, walk-in shower, linen closet, and access to the spacious walk-in closet. Two additional bedrooms share a full hall bath with a vanity and tub/shower combo. 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



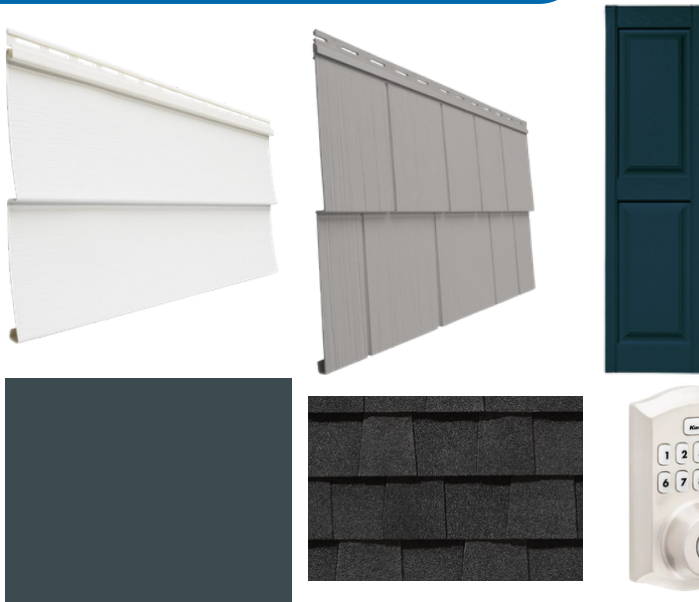
BATHROOM



FLOORING



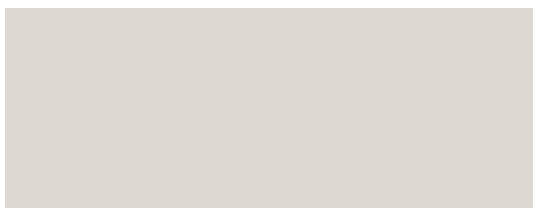
EXTERIOR



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

FLOORING

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Network 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: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- White Vinyl Body Siding
- Harbor Gray Shake Accent
- White Exterior Trim
- 4 over 4 White Windows
- Midnight Blue Raised Panel Shutters
- White Bridgeport Steel Extended 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.

