

# EF ELLIOT FARMS

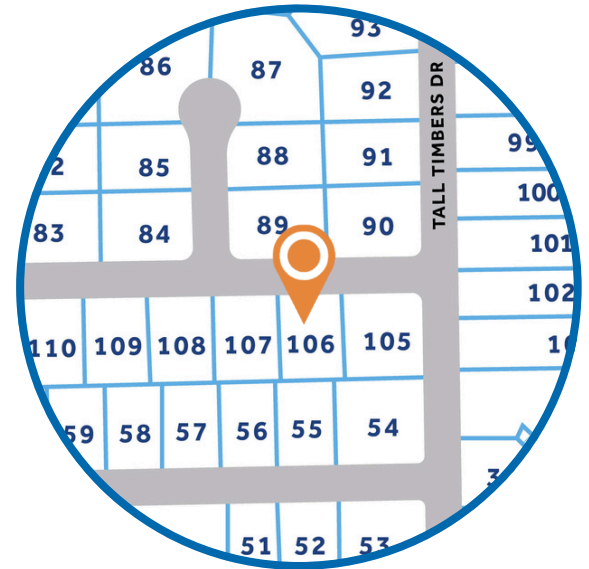
**HOMESITE 106**  
5409 Short Leaf Road  
Fayetteville, NC

## THE MURPHY HOMEPLAN

ELEVATION A

1,680 SQFT | 4 BR | 2 BA | 1 CAR GARAGE

**\$309,900**



.316 ACRE

Elliot Farms is a peaceful community conveniently located near multiple metro areas! Situated on the Northside of Fayetteville, Elliot Farms is less than 15 minutes from Fort Bragg gates. Enjoy nearby local attractions like ZipQuest Waterfall & Treetop Adventures and Peaden's Seafood Restaurant. Downtown Fayetteville is just a 20 minutes drive and offers local shopping, restaurants, and attractions like the Fayetteville Woodpeckers Baseball at Segra Stadium, the Special Operations Museum, and the Cape Fear Botanical Garden. Drive North and you can visit downtown Lillington, Raven Rock State Park, and Campbell University in around 25 minutes. This community is just over an hour from the city of Raleigh and the RDU International airport.

### NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



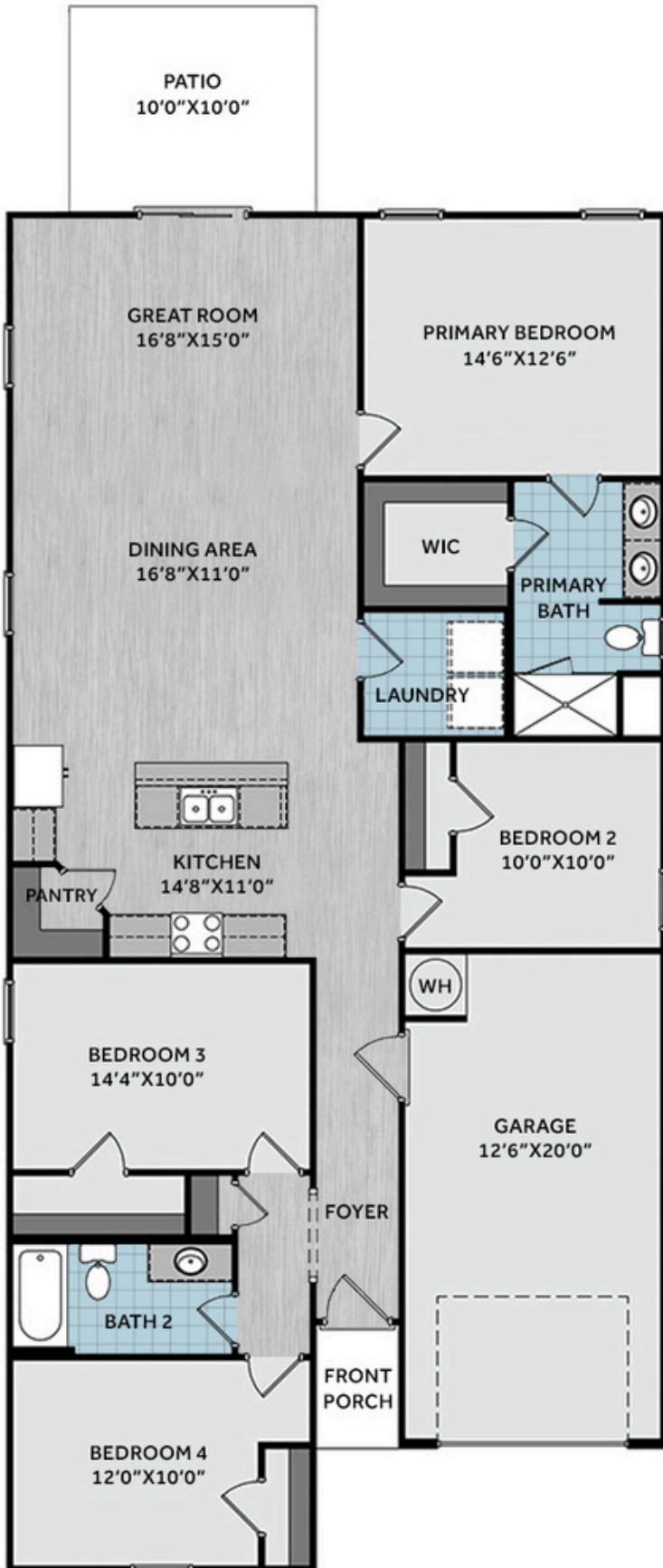
Photos, Options,  
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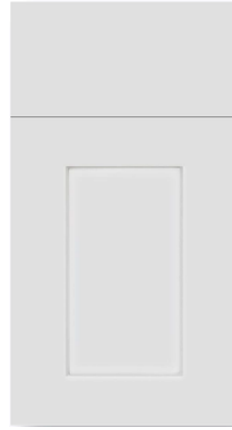


This beautifully designed home features four bedrooms, offering plenty of space and flexibility. The spacious primary suite is a true retreat, complete with an ensuite bathroom with a dual quartz sink vanity, walk-in shower, and access to the walk-in closet. Three additional bedrooms share a centrally located full hall bath with a vanity and a tub/shower combo, perfect for accommodating family or visitors. The open-concept layout connects the kitchen, dining area, and great room, creating a bright and welcoming living space. The kitchen showcases a center island with a sink adding functionality, white shaker cabinets, "Giallo Ornamental" granite countertops, a corner pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The great room overlooks the backyard and leads directly to the grill patio—ideal for relaxing or entertaining outdoors. Conveniently located laundry room makes household chores easy and accessible. Exterior highlights include low-maintenance vinyl siding with shake accents, dimensional roof shingles, a front door painted in SW "Cast Iron", 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**

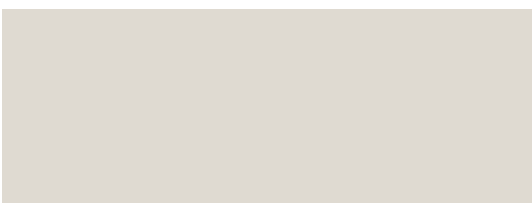
**EXTERIOR**



**LIGHTING**



**PAINT**



**APPLIANCES**



## 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, Bedroom #4

## 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

- 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 Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home