

EF ELLIOT FARMS

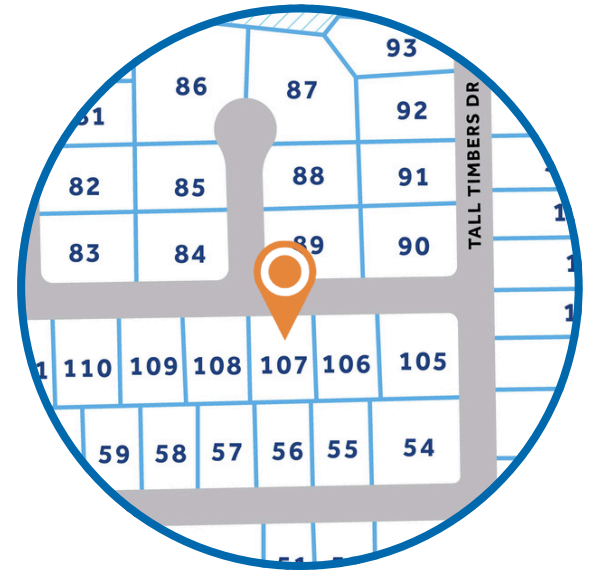
HOMESITE 107
5413 Short Leaf Road
Fayetteville, NC

THE TRYON HOMEPLAN

ELEVATION F

1,644 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

\$299,900



.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

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Photos, Options,
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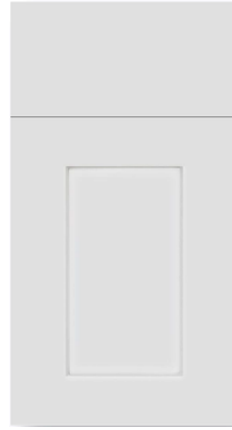


Step into an open and inviting great room that flows seamlessly into the dining area and kitchen—ideal for gatherings. The kitchen offers "Luna Pearl" granite countertops, white shaker cabinets, a corner pantry, and a center island with a sink, plus stainless-steel appliances including a microwave, dishwasher, and smooth-top range. From the kitchen, enjoy easy access to the rear grill patio, with a nearby half bath completing the first floor. Upstairs, all bedrooms are tucked away for privacy. The spacious primary suite features an ensuite bathroom with a dual quartz sink vanity, walk-in shower, linen closet, and large walk-in closet. Two additional bedrooms share a full hall bath with a vanity and tub/shower combo. A centrally located laundry room with washer/dryer connections and a nearby linen closet adds everyday convenience. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a front door painted in SW "Gray Shingle" with smart keypad entry. A one-car garage, Energy Plus certification, fiber optic internet availability, and a 1-2-10 builder warranty complete this home.

KITCHEN

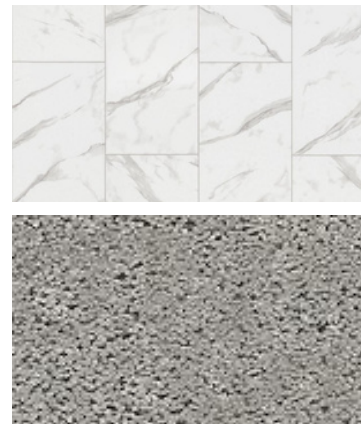


BATHROOM



FLOORING

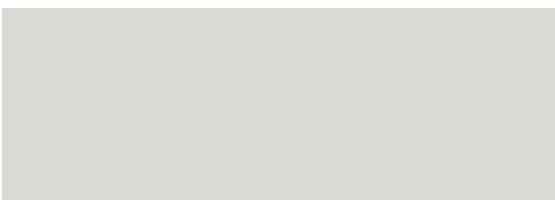
EXTERIOR



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

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: Gray Shingle SW7670
- Moire Black Dimensional Shingles
- White Vinyl Body Siding
- Harbor Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Black Raised Panel Shutters
- White Gallery Steel Long Panel Garage Door
- White Gutters on Front of Home