

# LONG POINT

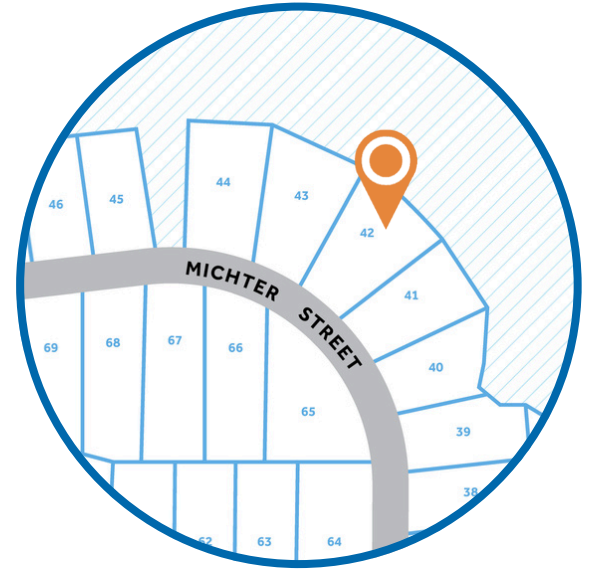
RESERVE

**HOMESITE 42**  
 147 Michter Street  
 Vass, NC

## THE GRANVILLE HOMEPLAN

ELEVATION F

2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.35 ACRE

Welcome to Long Point Reserve, a thoughtfully designed community just off US-1 in the peaceful town of Vass. Offering a selection of townhomes and single-family homes starting from the \$300s, this neighborhood blends countryside tranquility with modern convenience. Residents will enjoy a range of amenities, including a swimming pool and pool house, a scenic walking trail through the pines, and a proposed dog park for four-legged companions. Ideally located, Long Point Reserve is only 15 minutes from Southern Pines, 35 minutes from Fort Bragg via NC-690, and under an hour from Raleigh. Here, residents can experience the charm of rural living with easy access to shopping, dining, and recreation. With its welcoming community, natural beauty, and thoughtful design, Long Point Reserve offers the perfect balance of comfort, connection, and Carolina charm.

**NEW HOME SPECIALISTS**

910.405.8311

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Photos, Options,  
 Virtual Tours & More

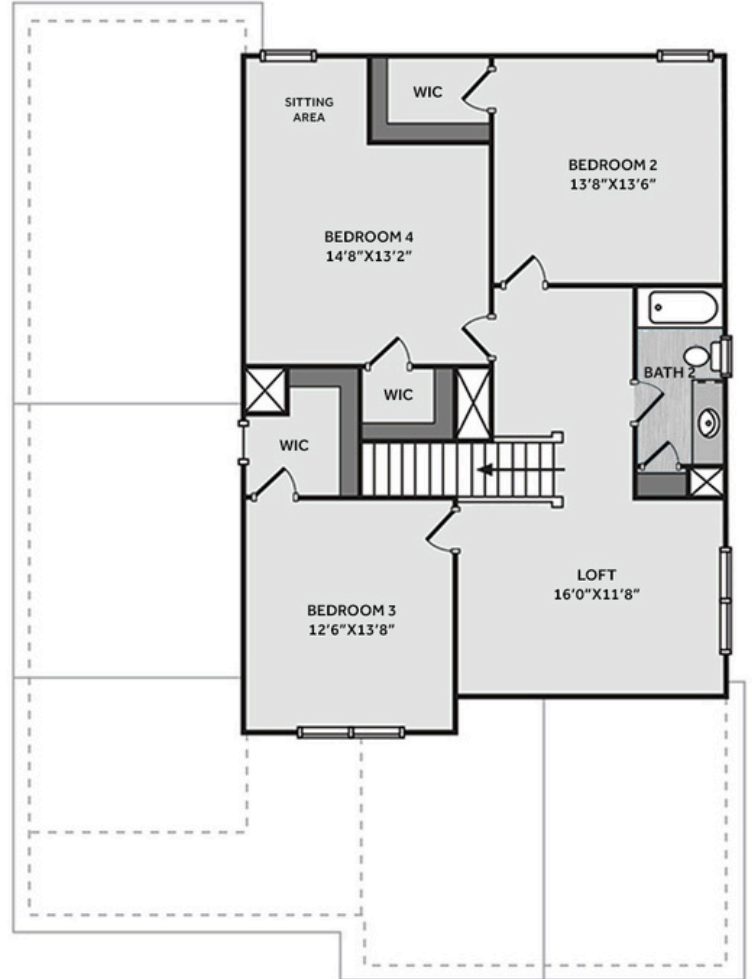
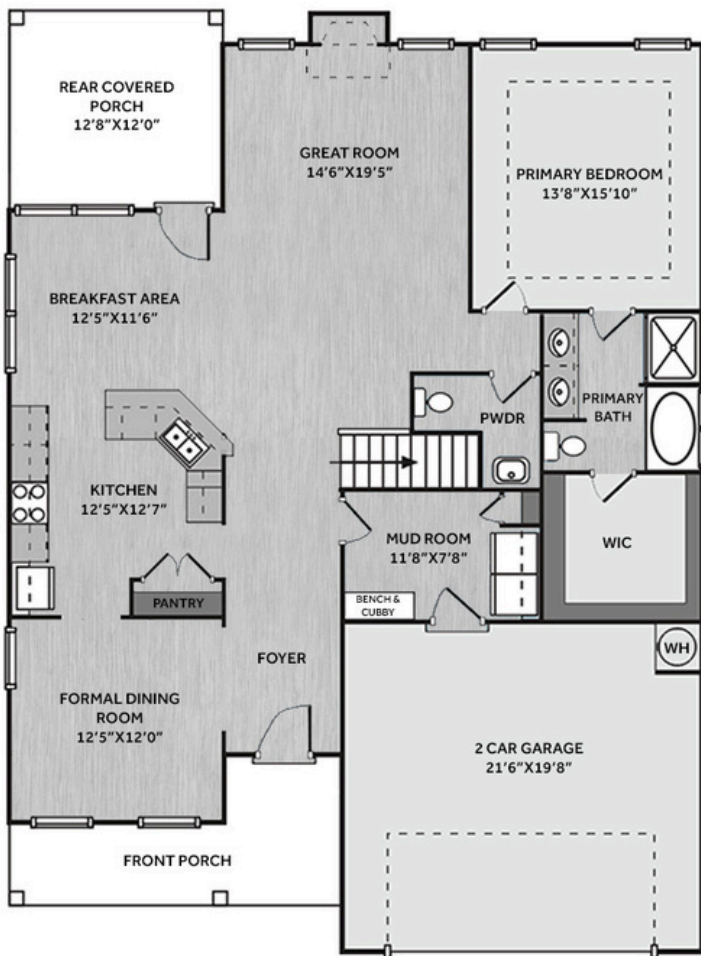
SALES AND MARKETING BY:



LIFESTYLE  
 PROPERTY  
 PARTNERS



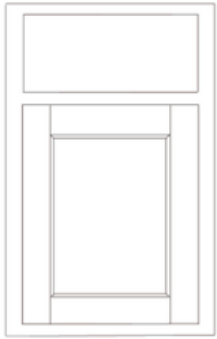
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This home offers a spacious great room with an electric fireplace framed by a mantel and black granite surround. The foyer showcases two-piece crown molding, wainscoting, and opens to a dining room with kitchen access. The kitchen features "Trigato" quartz countertops, white shaker cabinets, white subway tile backsplash, pantry, and stainless-steel appliances—microwave, dishwasher, and smooth top range. The breakfast area opens to the rear covered porch. Also on the main floor is a half bath and a mudroom with a built-in bench and cubbies, leading to the garage. The first-floor primary suite offers a relaxing retreat with a tray ceiling with crown molding and an ensuite bathroom with a dual quartz sink vanity, walk-in shower, garden tub, and access to a spacious walk-in closet. Upstairs, a versatile loft leads to three bedrooms—all with walk-in closets—and a full hall bath with a linen closet. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a spacious front porch with a SW "Outerspace" door with smart keypad entry. This home includes a 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont



Color:  
White



## BATHROOM

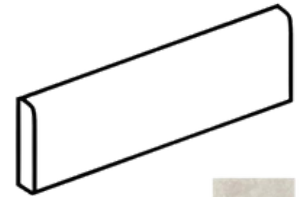
Door Style:  
Fairmont



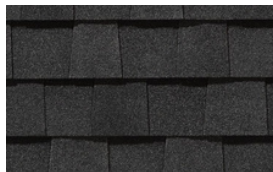
Color:  
White



## FLOORING



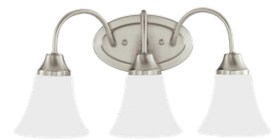
## EXTERIOR



## PAINT



## LIGHTING



## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- 1/2 Bullnose Trigato Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 1/4" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath Adult Height Cabinets
- Adult Height Cabinets in Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Bench and Cubby (Drop Zone) 4' Wide - Laundry
- Pull Down Attic Stairs
- Tray Ceiling in Primary Suite
- Level 1 Open Rails on 1<sup>st</sup> Floor

## FIREPLACE

- Electric Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

## LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
  - Model: 6590301-962
- 2 Bulb Floodlights on Rear Corners

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Outerspace SW6251
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- Black Gutters



# THE GRANVILLE HOMEPLAN

LOT 42 | ELEVATION F

2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F	\$1,750
Optional Electric Fireplace	\$1,650

### DESIGN CENTER OPTIONS \$18,443

- Raised/Elongated Toilets (x2- Powder Room, Bath #2)
- 6-Panel Front Door & Transom Package
- Kitchen Pendant Lights: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)
- Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
- Add Smart Keypad Deadbolt Front Door
- Add Level 2 Board & Batten Style Wainscot - Foyer
- Add 2 Piece Crown Molding - Foyer
- Level 1 Rails 1st Floor
- Pull Down Attic Stairs
- Add Bench and Cubby (Drop Zone) 4' WIDE
- Kitchen - Add 42" Wall Cabinets
- Kitchen - Add 2 ¼" Crown to Standard Cabinet Layout
- Primary Bath - Adult Height Vanity
- Hall Bath - Adult Height Vanity (x1- Bath #2)
- Kitchen Level 1 Quartz
- Upgrade all Vanity Bowls to Square Bowls
- Level 1 Fireplace Mantel
- Level 1 Fireplace Surround
- LVP Level 1 - Foyer
- LVP Level 1 - Great Room
- LVP Level 1 - Formal Dining Room
- LVP Level 1 - Kitchen/Breakfast Area
- LVP Level 1 - Powder Room
- LVP Level 1 - Primary Bath
- LVP Level 1 - Bath #2
- LVP Level 1 - Laundry
- Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
- Upgrade to Front Door Handleset
- Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$21,843

TOTAL SALES PRICE: \$464,943

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