

LONG POINT

R E S E R V E

HOMESITE 64
287 Elijah Way
Vass, NC

THE RIVERMIST HOMEPLAN

ELEVATION C
2,695 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



.328 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

info@cavinessandcates.com



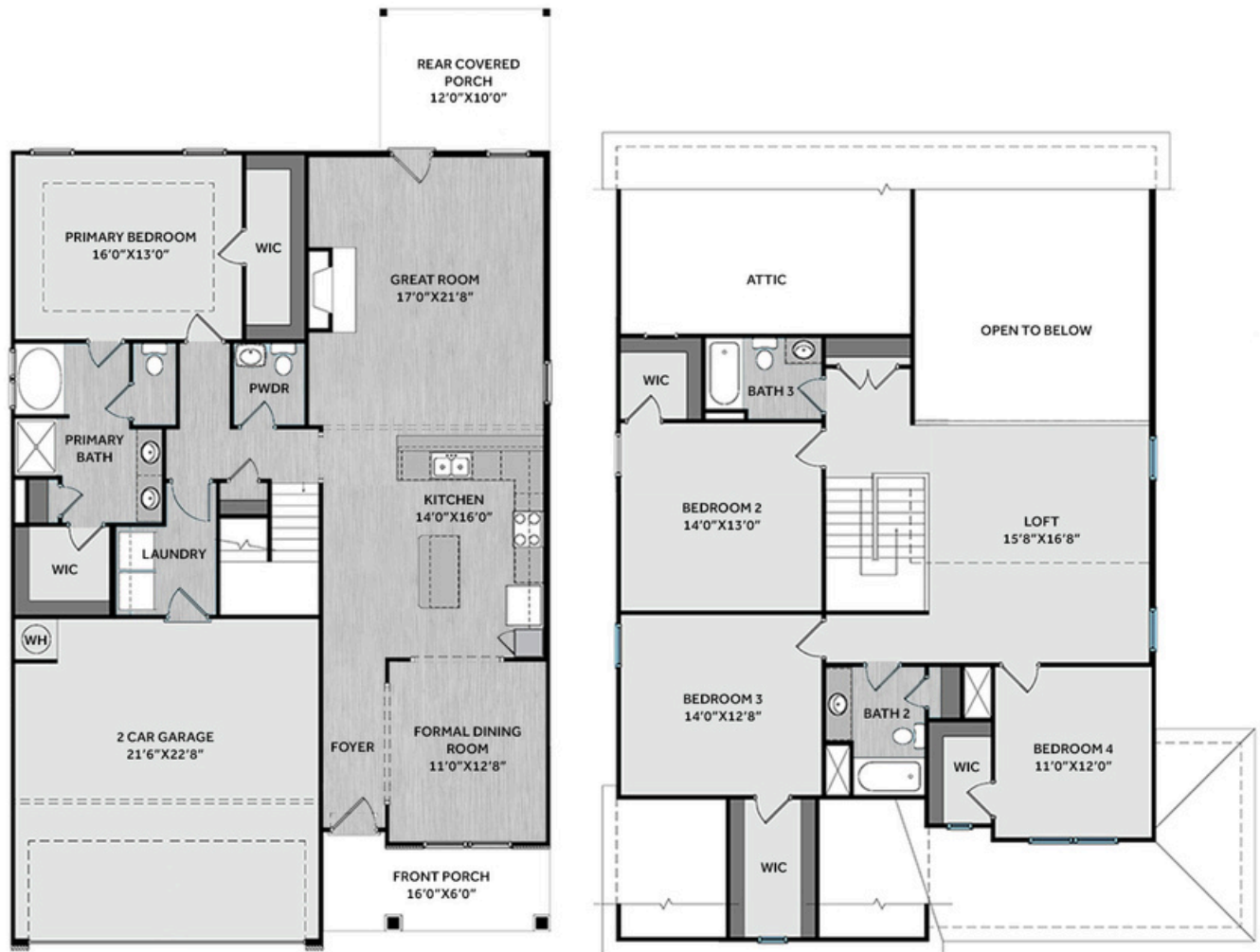
Photos, Options,
Virtual Tours & More

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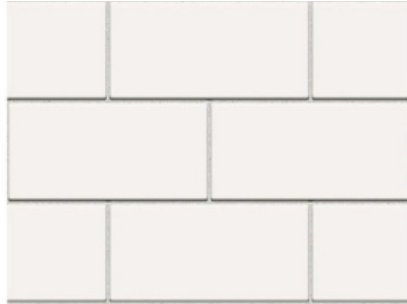


This two-story home opens to a foyer featuring two-piece crown molding and wainscoting, leading to a dining room and an open-concept great room with an electric log fireplace, second-floor catwalk, and access to a rear covered porch. The great room flows seamlessly into the kitchen with an island with bar seating, "Luna Pearl" granite countertops, white shaker cabinets, white subway tile backsplash, and stainless-steel appliances, including a microwave, dishwasher, and smooth top range. The first-floor primary suite offers a tray ceiling with crown molding and two walk-in closets, while the en-suite bath includes a dual quartz sink vanity, white shaker cabinets, a walk-in shower, garden tub, linen closet, and private water closet. Also on the main level are a powder room and a mudroom. Upstairs, a spacious loft with a storage closet leads to three bedrooms—each with walk-in closets—and two full hall bathrooms. Exterior features include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, a front door with a transom window, and smart keypad entry. Set on a corner lot, this home includes a two-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

KITCHEN

Door Style:
Fairmont

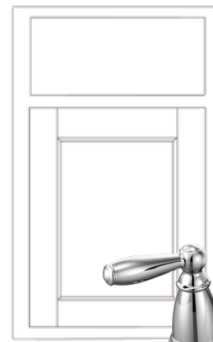
Color:
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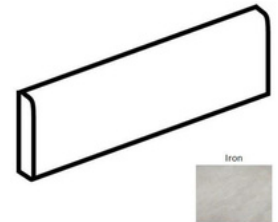
BATHROOM

Door Style:
Fairmont

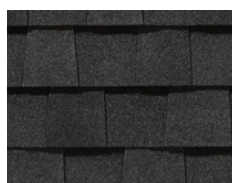
Color:
White



FLOORING



EXTERIOR



LIGHTING



PAINT



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose Luna Pearl Granite 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 ¼" 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 and Bath #3
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, and Bath #3
- Small Pedestal Sink in Powder Room
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround and CS23 12x12 w/ #89 Smoke Gray Grout Ceramic Tile Garden Tub Surround
- CS23 w/ #89 Smoke Gray Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Optimum Plus - Oyster Oak #591 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, and Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Tray Ceiling in Primary Suite

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Bar
 - Model: 6537001-962
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - Ledgestone Stone Accent
- Everest Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- 4 over 1 White Windows
- Black Board & Batten Shutters
- White Gallery Steel Short Panel Garage Door
- White Gutters



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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch – 12’ x 10’	\$8,800
Optional Secondary Bathroom (3rd Bath)	\$5,695
Optional Electric Fireplace	\$1,650

DESIGN CENTER OPTIONS \$13,744

- Raised/Elongated Toilets (x3- Powder Room, Bath #2, Bath #3)
- 6-Panel Front Door & Transom Package
- Kitchen Pendant Lights: Arilda One Light Pendant – 6537001-962 (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
- Kitchen – Add 42" Wall Cabinets
- Kitchen – Add 2 ¼" Crown to Standard Cabinet Layout
- Primary Bath – Adult Height Vanity
- Hall Bath – Adult Height Vanity (x2- Bath #2, Bath #3)
- 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 – Hall #1
- LVP Level 1 – Primary Bath
- LVP Level 1 – Bath #2
- LVP Level 1 – Bath #3
- 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 \$29,889

TOTAL SALES PRICE: \$459,575

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