1809 LIVE OAK

HOMESITE 106

233 Cline Way
Beaufort, NC

THE HARBOR HOMEPLAN

$367,400

1,984 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

Discover coastal charm and modern convenience at 1809 Live Oak, a new townhome community by Caviness & Cates, nestled just off Live Oak Street in picturesque Beaufort, NC. These thoughtfully designed townhomes offer stylish, low-maintenance living, perfect for those seeking a relaxed coastal lifestyle. Enjoy easy access to Beaufort's historic waterfront, vibrant downtown, and the area's stunning natural beauty. With quality craftsmanship and a prime location, 1809 Live Oak provides the ideal blend of comfort and convenience, making it the perfect place to call home.

NEW HOME SPECIALISTS
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Photos, Options, Virtual Tours & More

SALES AND MARKETING BY:
Mary Christian KING REAL ESTATE
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Caviness & Cates Communities
WWW.CAVINESSANDCATES.COM

CATES BUILDING, INC.
WWW.CATESBUILDING.COM

*Subject to change without notice. See pg. 4 for full disclaimer.

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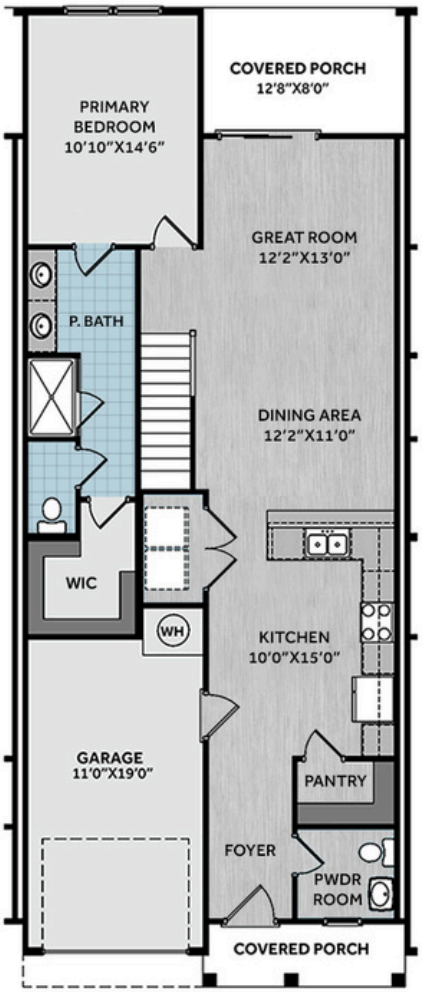

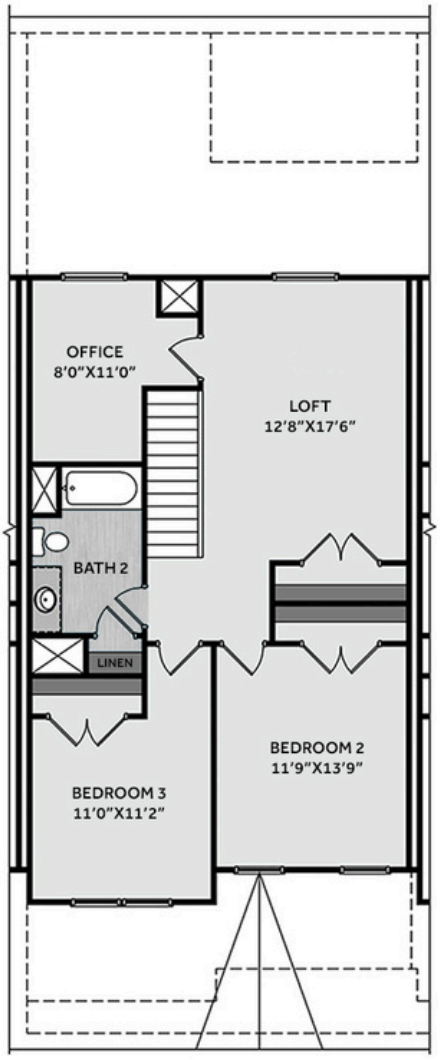

This stylish townhome offers low-maintenance living in a thoughtfully designed layout. Step into a welcoming foyer with a powder room, leading into an open-concept kitchen, dining area, and great room. The kitchen boasts a large peninsula with bar seating, "New Caledonia" granite countertops, white shaker cabinets, a brick-patterned white subway tile backsplash, stainless steel appliances—including a microwave, smooth-top range, and dishwasher—ample cabinet space, and a walk-in pantry. A laundry closet with washer/dryer hookups is conveniently located off the kitchen. The open dining and great room open to a covered rear porch, perfect for relaxing or entertaining. The first-floor primary suite is filled with natural light and features two-piece crown molding, along with an en-suite bathroom that includes a double vanity with "Carrara Delphi" quartz countertops, a walk-in tile shower, private water closet, and a spacious walk-in closet. Upstairs features a loft with a closet and access to a home office, two additional bedrooms, and a full bath with a linen closet. Additional highlights include a 1-car garage with direct kitchen access, shake accents, dimensional roof shingles, and a front door in SW "Pewter Green." Energy Plus certified and backed by a 1-2-10 builder warranty.

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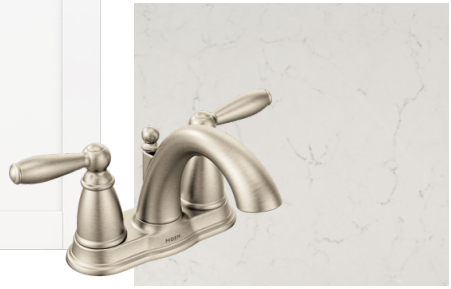
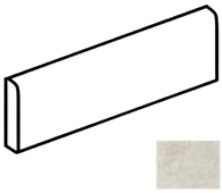
KITCHEN

BATHROOM



FLOORING



EXTERIOR

LIGHTING

PAINT

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KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Binx White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose New Caledonia 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/ 36" Wall Cabinets
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Carrara Delphi Quartz Countertops w/ Square Bowls
- Binx White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Adult Height Cabinets in Primary Bath and Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Primary Bath 36"x60" Tile Shower - Wall: CG07 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: LP21 2x2 w/ #89 Smoke Gray Grout
- AR04 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- CG07 12x24 Staggered w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Primary Interior Color: First Star SW7646 w/ White Ceilings
- Open Rails on 1st Floor
- Two Piece Crown Molding in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- LED Recess Lights in Kitchen
- LED Recess Lights in Dining Area

EXTERIOR

- 12 - Light Glass View Over 1 - Panel Front Door w/ Smart Keypad Deadbolt, Doorbell Camera, and Brushed Nickel Handleset
- Front Door Painted: Pewter Green SW6208
- Black Architectural Shingles
- Square Panel Front Columns
- Sage Vinyl Body Siding
- Sage Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters
- Sod - Front, Sides, and Rear Yard w/ Community Irrigation

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.