



# Emily Gardens

**HOMESITE 36**  
37 Fiddleneck Court  
Selma, NC

## THE AVERY HOMEPLAN

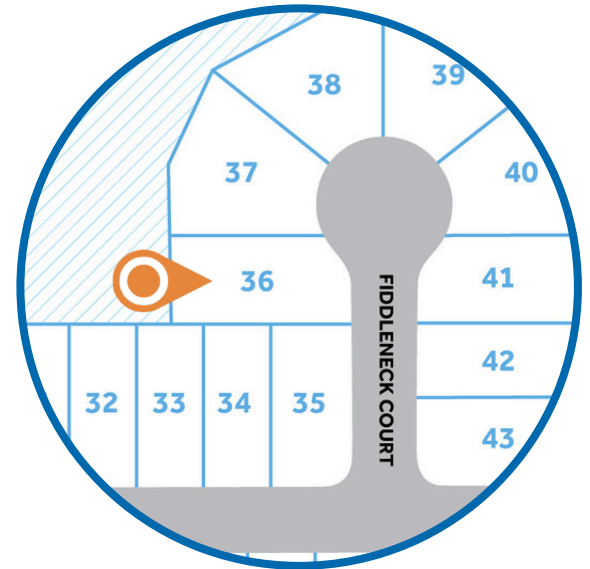
ELEVATION F

1,866 SQFT | 4 BR | 2 BA | 2 CAR GARAGE



\*Artistic Rendering not lot specific.  
For representation purposes only.

**\$332,500**



.19 ACRE

Emily Gardens is more than a neighborhood—it's a welcoming community where small-town hospitality shines. The area buzzes with local events and festivals that bring everyone together, including the Ham & Yam Festival in Smithfield, Selma's Railroad Days, Clayton Harvest Festival, and Benson Mule Days—full of food, music, parades, and family fun throughout the year.

Nearby attractions add to the charm: explore historic Downtown Selma with its antique shops, murals, Union Station, and live shows at the Rudy Theatre; visit the Ava Gardner Museum; enjoy wine tastings at Hinnant Family Vineyards; or shop at Carolina Premium Outlets.

Families benefit from the strong Johnston County Public Schools district, known for its innovation and support for students.

### NEW HOME SPECIALISTS

910.405.8311

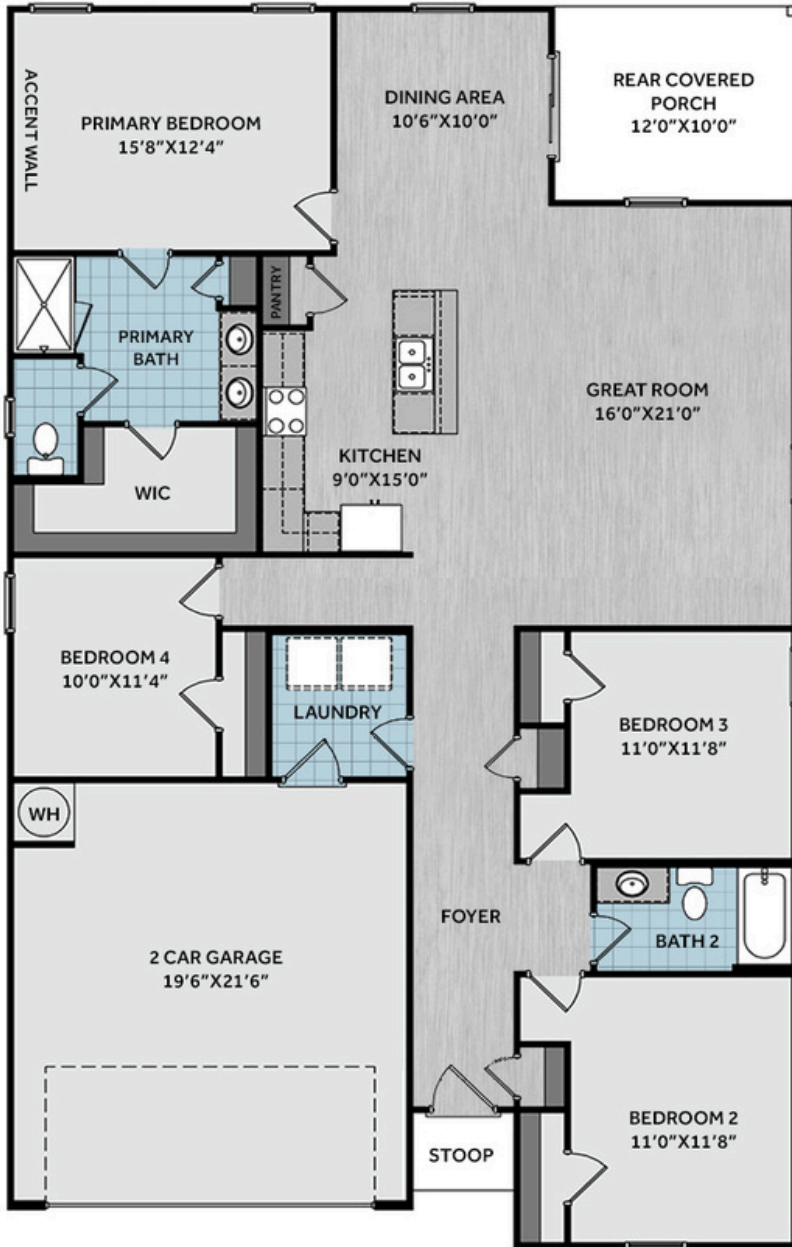
info@cavinessandcates.com



Photos, Options,  
Virtual Tours & More



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



The welcoming foyer opens to two bedrooms and a full hall bath with a vanity and tub/shower combo, ideal for family or guests. A convenient mudroom with washer/dryer connections offers direct access to the garage for everyday ease. The home opens into a spacious great room that flows into the kitchen, which features a center island with a sink, "Luna Pearl" granite countertops, white shaker cabinets, pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The adjacent dining area opens through sliding glass doors to the rear covered porch, perfect for relaxing or entertaining. Just off the kitchen, the private primary suite provides a peaceful retreat and showcases a board and batten panel accent wall painted in SW "Software" with an ensuite bathroom containing a dual quartz sink vanity, walk-in shower, private water closet, linen closet, and a spacious walk-in closet. Exterior details include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a front door painted in SW "Cyberspace" with smart keypad entry. Situated in a cul-de-sac, this home also features a two-car garage, fiber optic internet availability, Energy Plus Certification, and a 1-2-10-year in-house builder warranty.

KITCHEN



BATHROOM



FLOORING



EXTERIOR



LIGHTING



PAINT



\*Designer Option Added\*

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
- ½ Bullnose Edge 3CM Luna Pearl Granite Countertop 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 Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Bath #2

## FLOORING

- Shaw Optimum Plus - Oyster Oak #591 LVP in Foyer, Great Room, Kitchen / Dining Area
- 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, Bedroom #4

## 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
- Accent Wall Option #3 - Board & Batten Accent Wall: Satin Painted Software SW7074 - Primary Bedroom

## 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

- Painted Craftsman 3-Light Glass View over 3-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Cyberspace SW7076
- Moire Black Dimensional Shingles
- Silver Gray Vinyl Body Siding
- Brunswick Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters on Front of Home

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.