



Emily Gardens

HOMESITE 37
45 Fiddleneck Court
Selma, NC

THE GRAHAM HOMEPLAN

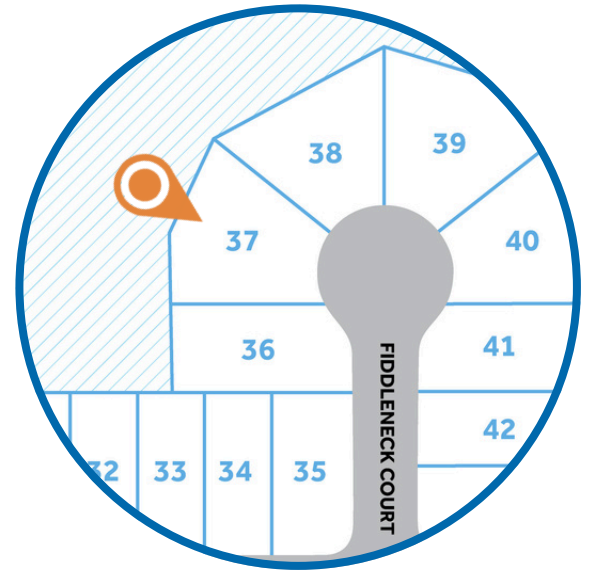
ELEVATION A

2,058 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



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

\$339,500



.23 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 dining room showcases a painted accent wall in "Cityscape" and offers a convenient walk-through to the kitchen, with a half-bath located just off the foyer. The open layout connects the kitchen, dining area, and great room, with access to the rear grill patio through the breakfast area and garage access from the great room. The kitchen includes an eat-in island with bar seating, "Dephi" quartz countertop, white shaker cabinets, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and smooth top range. Upstairs, a loft provides additional living space, while the nearby laundry room includes a linen closet. The primary suite features an en-suite bathroom with a dual quartz sink vanity, walk-in shower, private water closet, linen closet, and large walk-in closet with a window. Two additional bedrooms with walk-in closets share a full hall bathroom with a vanity, tub/shower combo, and linen storage. Exterior highlights include low-maintenance vinyl siding with shake accents, dimensional roof shingles, front porch with a SW "Foggy Day" front door, and smart keypad entry. Situated in a cul-de-sac, the home also includes a 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

KITCHEN



BATHROOM



FLOORING



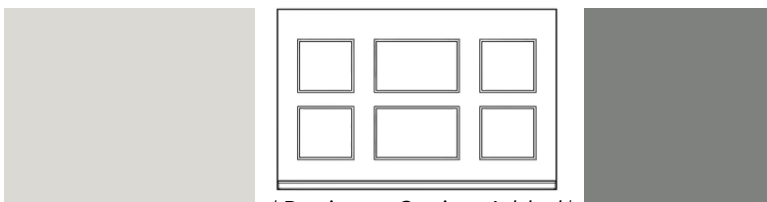
EXTERIOR



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
- Flat Polish Edge 2CM Delphi Quartz 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)
- Frost 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 Powder Room, Bath #2
- Small Petite Pedestal Sink in Powder Room

FLOORING

- Shaw Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast 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, Loft, 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
- Accent Wall Option #2 - Traditional Panel Accent Wall: Satin Painted Cityscape SW7067 - Formal Dining Room
- Kneewall on Stairs

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: Foggy Day SW6235
- Moire Black Dimensional Shingles
- Deep Granite Vinyl Body Siding
- Quiet Willow Shake Accent
- White Exterior Trim
- Storm Cloud Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters on Front of Home