



Emily Gardens

HOMESITE 38
51 Fiddleneck Court
Selma, NC

THE DRAYTON HOMEPLAN

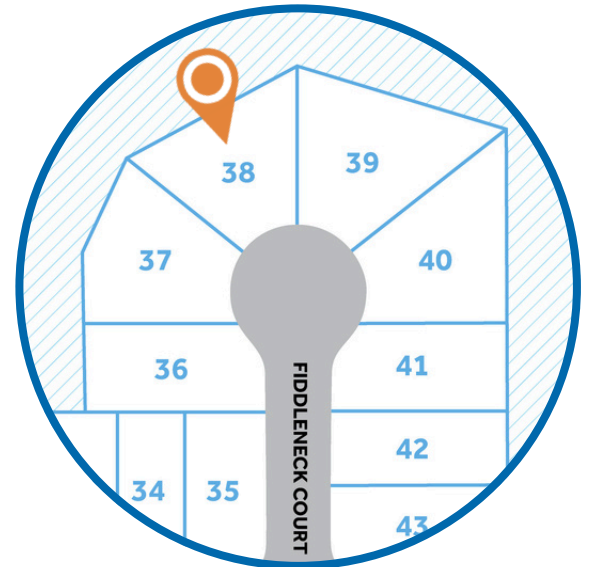
ELEVATION A

2,325 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



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

\$349,900



.22 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

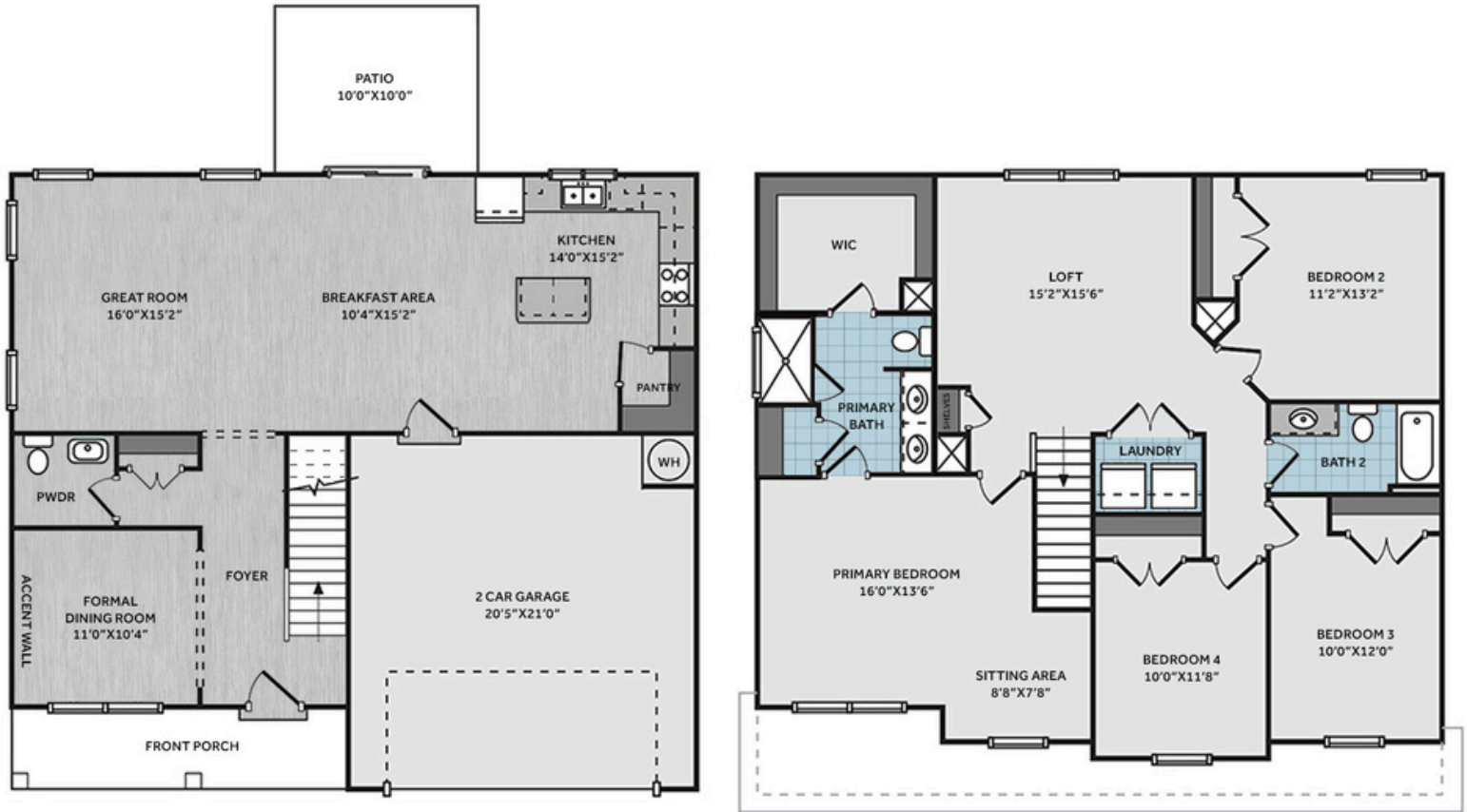
info@cavinessandcates.com



Photos, Options,
Virtual Tours & More



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



Just off the foyer, the dining room showcases a square panel accent wall painted in SW "Dorian Gray" along with a coat closet and a convenient half bath. The open great room flows seamlessly into the kitchen, complete with a large island, "New Caledonia" granite countertops, white shaker cabinets, a corner pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. The breakfast area leads to the grill patio. Upstairs, an open loft area provides additional living space, with a nearby linen closet and laundry room. The second-floor primary suite features a cozy sitting area and a bathroom containing a dual quartz sink vanity, walk-in shower, linen closet, and spacious walk-in closet. Three additional bedrooms and a full hall bathroom complete the second floor. Exterior highlights include low-maintenance vinyl siding with shake accents, dimensional roof shingles, a spacious front porch, and a SW "Poinsettia" front door with smart keypad entry to the home. Located in a cul-de-sac, this home includes a 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN



BATHROOM



FLOORING

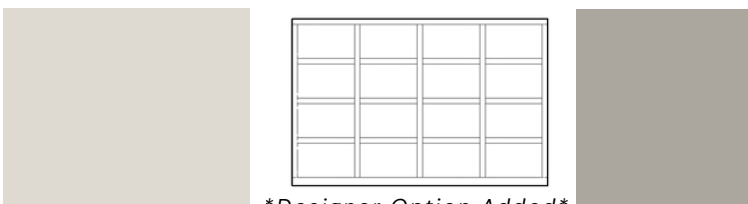
EXTERIOR



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 New Caledonia 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 Powder Room, Bath #2
- Small Petite Pedestal Sink in Powder Room

FLOORING

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room
- Shaw Origins - Prime #5146 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4, Loft, Stairs

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors & Windows
- Accent Wall Option #1 - Square Panel Accent Wall: Satin Painted Dorian Gray SW7017 - Formal Dining Room

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: Poinsettia SW6594
- Moire Black Dimensional Shingles
- English Wedgewood Vinyl Body Siding
- Desert Sand Shake Accent
- White Exterior Trim
- Clay Board & Batten Shutters
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home