

# LONG POINT

R E S E R V E

**HOMESITE 41**  
 151 Michter Street  
 Vass, NC

## THE WEYMOUTH HOMEPLAN

ELEVATION F  
 1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE  
 W/ WORK AREA



.298 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



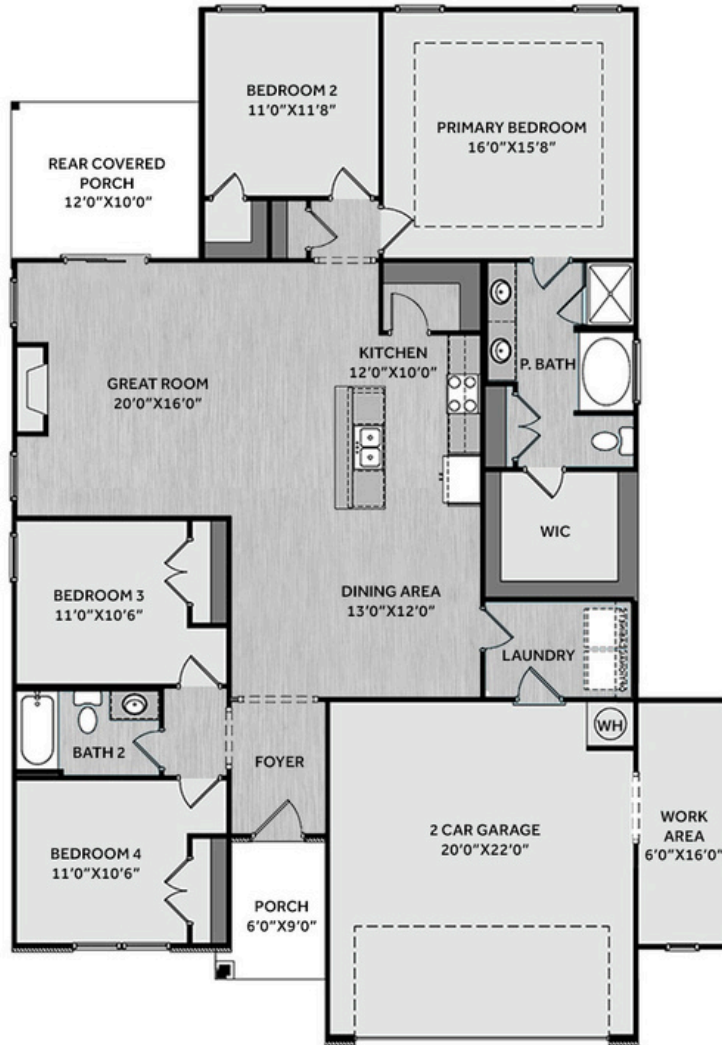
Photos, Options,  
 Virtual Tours & More

SALES AND MARKETING BY:



LIFESTYLE  
 PROPERTY  
 PARTNERS





Foyer with two-piece crown molding and wainscoting opens to kitchen/dining area. The kitchen island overlooks the great room and boasts "Elegance" quartz countertops, white shaker cabinets, white subway tile backsplash, corner pantry, dining area, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The spacious great room features an electric fireplace with black granite surround and mantel, plus access to the rear covered porch. A mudroom is conveniently located off the garage entry. The primary suite features a tray ceiling with crown molding and an en-suite bath with a dual quartz sink vanity, walk-in shower, garden tub, linen closet, and a generous walk-in closet. Two additional bedrooms off the foyer share a full hall bath, while a fourth bedroom near the primary suite is ideal for guests or a home office. Exterior includes low-maintenance vinyl siding and board and batten accents, dimensional roof shingles, and a covered front porch with a SW "Pewter Green" door and smart keypad entry. This home also features a 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

**KITCHEN**



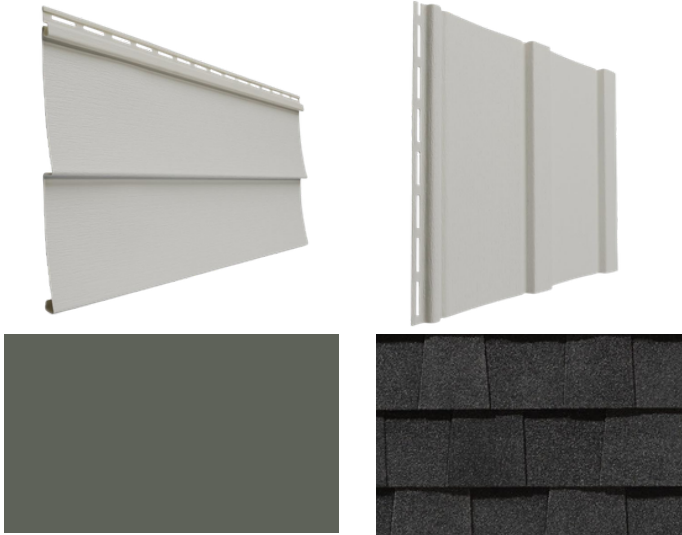
**BATHROOM**



**FLOORING**



**EXTERIOR**



**LIGHTING**



**PAINT**



## 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 Elegance Quartz 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 1/4" 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
- Raised/Elongated Toilets in Primary Bath, Bath #2
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, 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
- Pull Down Attic Stairs
- 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 Feiss Tabby One Light Pendants over Kitchen Island
  - Model: P1308BS
- 2 Bulb Floodlights on Rear Corners

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Pewter Green SW6208
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Victorian Gray Vinyl Body Siding
- Victorian Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- Black Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F	\$1,750
Optional Rear Covered Porch – 12’ x 10’	\$8,800
Optional Garage Storage/Work Area	\$6,820
Optional Electric Fireplace	\$1,650

### DESIGN CENTER OPTIONS \$14,984

Raised/Elongated Toilet (x1- Bath #2)  
 6-Panel Front Door & Transom Package  
 Kitchen Pendant Lights: Feiss Tabby One Light Pendant - P1308BS (x2- Over Kitchen Island)  
 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  
 Pull Down Attic Stairs  
 Kitchen - Add 42" Wall Cabinets  
 Kitchen - Add 2 ¼" Crown to Standard Cabinet Layout  
 Primary Bath - Adult Height Vanity  
 Hall Bath - Adult Height Vanity (x1- Bath #2)  
 Kitchen Level 1 Quartz  
 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 - Kitchen/Dining Area  
 LVP Level 1 - Hall #1  
 LVP Level 1 - Hall #2  
 LVP Level 1 - Primary Bath  
 LVP Level 1 - Bath #2  
 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 \$34,004

TOTAL SALES PRICE: \$365,900

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.