



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

## THE FONTANA HOMEPLAN

ELEVATION A

2,308 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE W/ WORK AREA

EAST  LAKE  
— CHANNEL WALK —



**.13 ACRE**

## OVERVIEW

Nestled in the welcoming, family-friendly community of East Lake - Channel Walk in Leland, NC, Caviness & Cates offers modern homes designed for every stage of life. This thriving, fast-growing area blends relaxed suburban charm with convenient access to everything you need.

Just minutes from Downtown Leland and only 12–15 minutes from vibrant Downtown Wilmington, residents enjoy top-rated shopping, dining, parks, and the North Carolina coast. Major highways like I-140 and Highway 17 make commuting and beach getaways effortless, delivering the perfect balance of community connection and coastal convenience.

SALES AND MARKETING BY:

**FMB**  
FONVILLE MORISEY BAREFOOT

**NEW HOME SPECIALISTS**

910.405.8311 • info@cavinessandcates.com

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PHOTOS,  
OPTIONS,  
VIRTUAL TOURS  
& MORE





A conveniently located half bath sits just off the foyer, which opens into the kitchen, dining area, and great room for easy open-concept living. The kitchen features an island, "Delphi" quartz countertops, white cabinetry, a herringbone backsplash, pantry cabinet, and stainless-steel appliances. The great room flows seamlessly to a screened-in covered porch, perfect for relaxing or entertaining year-round. The first-floor primary suite includes an en-suite bath with a dual quartz vanity, walk-in tile shower, linen closet, private water closet, and walk-in closet. A mudroom with washer and dryer connections is located off the garage entry. Upstairs, three additional bedrooms all feature walk-in closets and share a full bath with a vanity and tub/shower combination. A loft with a linen closet and sitting area at the top of the stairs creates the perfect second living area, office, or play area. Exterior highlights vinyl siding with board and batten accents, dimensional roof shingles, and a front door painted in SW "Meditative" with smart keypad entry. Additional features include a two-car garage with a work area, Energy Plus Certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

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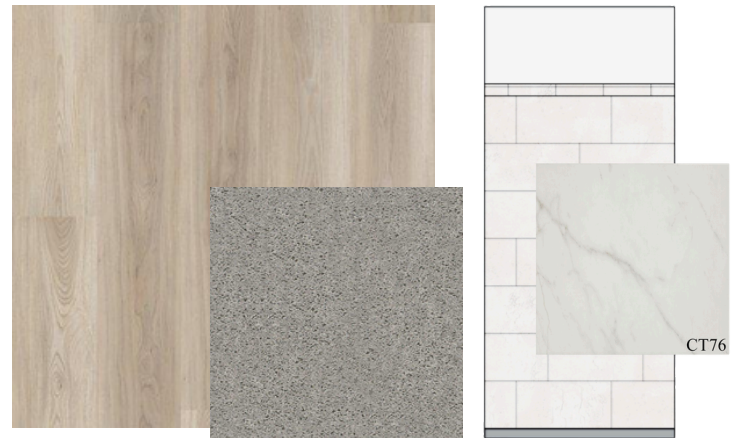
## KITCHEN



## BATHROOM



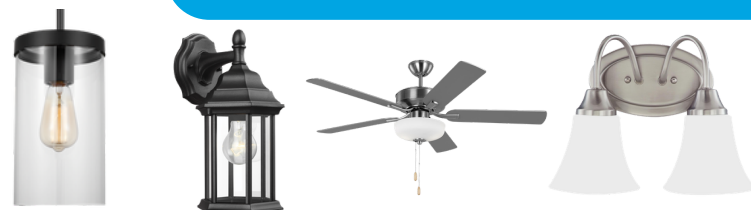
## FLOORING



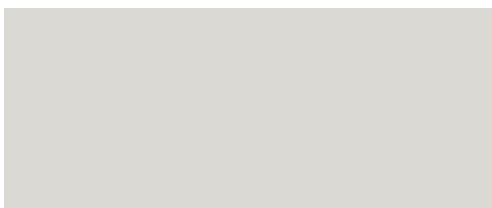
## EXTERIOR



## LIGHTING



## PAINT



## APPLIANCES



## Kitchen

- Moen Method One-Handle Pullout Kitchen Faucet in a Spot Resist™ Stainless Finish
- Standard Stainless Steel 50/50 Double Bowl Sink
- Markraft Shaker Edyn White Flat Panel Cabinets w/ BP20576900 Matte Black Pulls
- Coved Crown on Kitchen Cabinets
- Flat Polish Edge 2CM Delphi Quartz Countertop
- Artezen 2x4 Herringbone Mosaic / AT24 2x4 w/ #78 Sterling Silver Grout - Set in Herringbone Pattern Kitchen Backsplash
- 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
- Markraft Shaker Edyn White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Adult Height Cabinets in Primary Bath, Bath #2
- Deluxe Tile Pattern w/ Fiberglass Pan - Primary Bath Tile Shower 36"x60" / Wall: CT76 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: Fiberglass Shower Pan
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Powder Room, Bath #2
- Small Petit Pedestal Sink in Powder Room

## Flooring

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Concrete Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4, 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
- Kneewall on Stairs

## Lighting

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Kitchen Pendant Lights: Zire One Light Pendant over Kitchen Island
  - 6590301-112
- 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
- Covered + Screened Porch
- Front Door Painted: Meditative SW6227
- Moire Black Dimensional Shingles
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- Raised Panel Paintable Shutter: Meditative SW6227
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home



# THE FONTANA HOMEPLAN

LOT 94 | ELEVATION A  
2,308 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE W/ WORK AREA

## DESIGN OPTIONS SUMMARY

### STRUCTURAL BASE HOUSE: \$393,137

Elevation A	Embark
Rear Covered Porch – Per Plan	Included
Optional Garage Storage/Work Area	\$6,820

### DESIGN CENTER OPTIONS: \$14,128

- Per Plan White Framing NO Pickets - Screened Porch
- Pendant Lights: Zire One Light Pendant - 6590301-112 (x2- Over Kitchen Island)
- Add Coved Crown to Standard Cabinet Layout
- LVP Level 1 ILO Level 1 Vinyl - Primary Bath
- LVP Level 1 ILO Level 1 Vinyl - Bath #2
- LVP Level 1 ILO Level 1 Vinyl - Laundry
- Level 3 Deluxe Tile Pattern w/ Fiberglass Pan - Option #1 Tile Shower 36"x60"
- Kitchen Backsplash: Artezen 2x4 Herringbone Mosaic
- Upgrade to Front Door Handleset

### SALES PRICE: \$414,085

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