



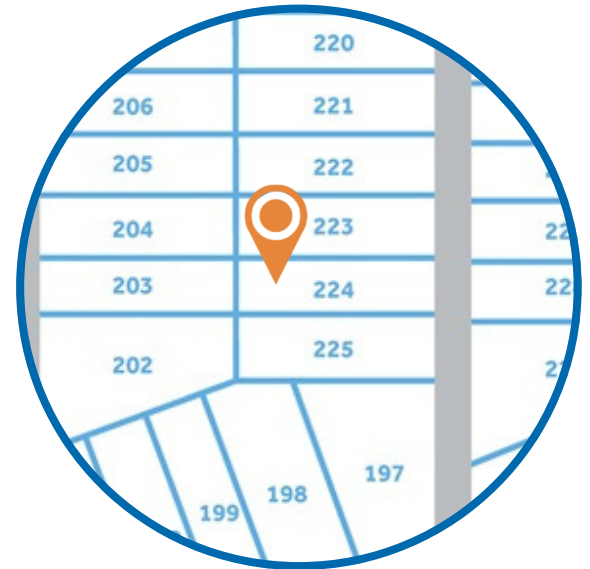
## HOMESITE 224

210 Cardovia Way  
Wendell, NC

### THE DRAYTON HOMEPLAN

ELEVATION C

2,325 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE



.48± ACRE

Classic and understated style, coupled with an ideal location and approachable affordability lead you home to Maggie Way! Cool off by the pool or cast a line into the five-acre lake. Your community offers a spacious "Tot Lot" where kids of all ages will have room to roam and scale the brand-new playground.

Located in the peaceful rural community of Archer Lodge, Maggie Way might feel like a serene country escape, but it's only a few short minutes from the big city opportunities of Raleigh. For those who want the best of both worlds, who want big city life without being overwhelmed by it, who still love the scent of clean air and the sight of unsullied blue skies, and who want to work, play, and live their best lives in their own backyard, this is the place to be!

### NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com

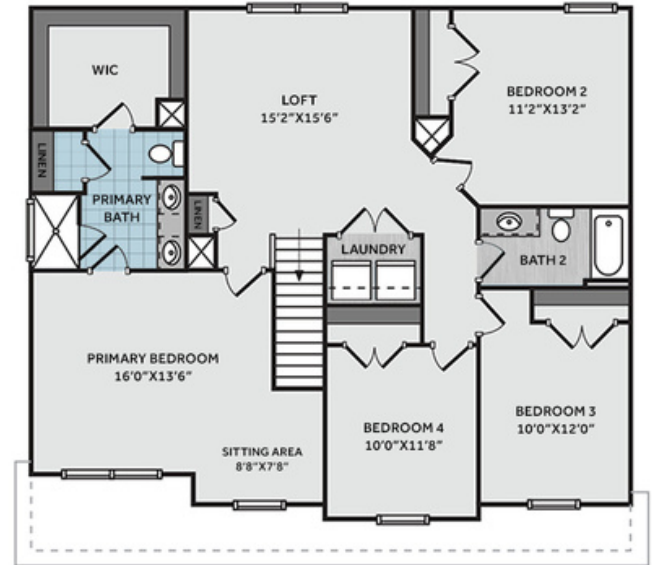


Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:



\*Subject to change without notice. See pg. 5 for full disclaimer.



This home features a formal dining room off the foyer with a panel accent wall painted in SW "Iron Ore," along with a coat closet and a convenient half-bath nearby. The open great room includes a gas log fireplace with a floating mantel and opens to the kitchen with a large island, "New Willow White" quartz countertops, white shaker cabinets with a "Pebble Gray" accent island, corner pantry, horizontal picket ceramic backsplash, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. The breakfast area leads to the covered rear porch. 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 with a center drawer stack, walk-in tile 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 an SW "Sea Serpent" front door with smart keypad entry to the home. This home includes a 3-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

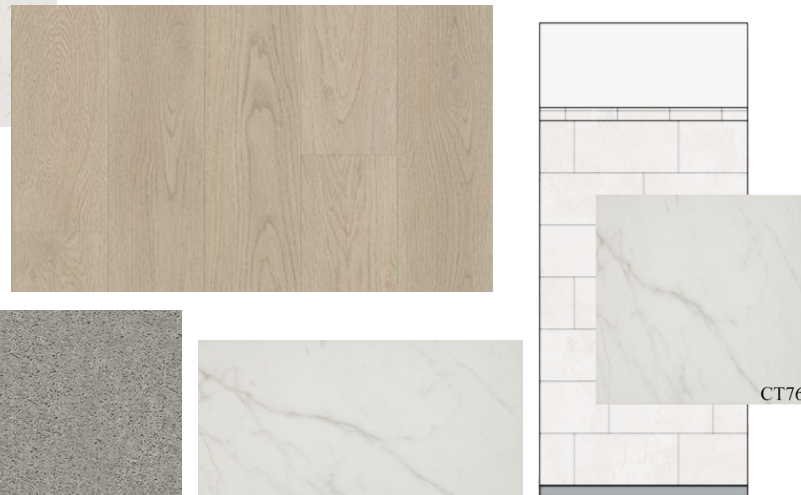
## KITCHEN



## BATHROOM



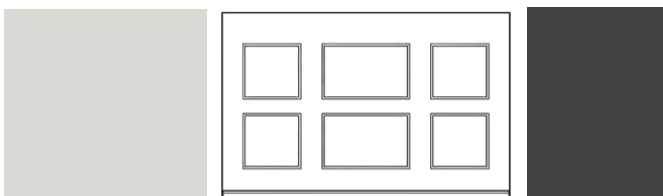
## FLOORING



## EXTERIOR



## PAINT



## LIGHTING



## KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Fairmont Pebble Gray Flat Panel Accent Island
- ½ Bullnose Edge New Willow White Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY90 Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

## BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Deluxe Tile Pattern - Option #1 Primary Tile Shower 36" x 60" - Wall: CT76 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: CT76 2x2 Straight w/ #89 Smoke Gray Grout
- SQ20 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

## FLOORING

- Homestead - Shell Taupe #5208 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry
- CT76 12x24 Staggered w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Level 1 Open Rails 1st Floor
- Accent Wall Option #2 - Traditional Panel Accent Wall: Satin Painted Iron Ore SW7069 - Formal Dining Room

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
  - Model: 6590301-112
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

## FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained Gray Chestnut

## EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Tapered Columns with Stone Base
- Norris Gray LedgeStone Facade
- Everest Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- Midnight Blue Board & Batten Shutters
- 4 over 1 White Windows
- Gallery Steel Short Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters



# THE DRAYTON HOMEPLAN

LOT 224 | ELEVATION C  
2,325 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

|                                         |                             |
|-----------------------------------------|-----------------------------|
| Optional 3 <sup>rd</sup> Car Garage     | BASE HOUSE PRICE: \$442,600 |
| Optional Rear Covered Porch - 10' x 12' | \$16,500                    |
| Optional Gas Fireplace on Exterior Wall | \$8,800                     |
|                                         | \$1,650                     |

### DESIGN CENTER OPTIONS \$35,344

Align Kitchen Faucet w/ Pull-Down Spray  
Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)  
Raised/Elongated Toilet - Secondary Bath (x2- Powder Room, Bath #2)  
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room  
6-Panel Front Door, 2 ½ Light Sidelights & Transom Package  
Pendant Lights: Zire One Light Pendant - 6590301-112 -Includes Install Labor (x2- Over Kitchen Island)  
Add Recess Light Assembly to Non Standard Location (x4- Kitchen)  
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)  
Add Smart Keypad Deadbolt Front Door  
Add Spear Style Decorative Hardware to Garage Doors (x2)  
Add Decorative Glass & Inserts to 16x7 Door  
Add Decorative Glass & Inserts to 9x7 Door  
Add Accent Wall Option #2 - Painted Traditional Panel Accent Wall - Formal Dining Room  
Level 1 Rails 1st Floor  
Add 42" Wall Cabinets - Kitchen  
Add Refrigerator End Panels to Standard Cabinet Layout  
Add 2 ¼" Crown to Standard Cabinet Layout  
Kitchen Island Multicolor Cabinet Option  
Primary Bath - Adult Height Vanity  
Add 12" Stack of Drawers to Primary Vanity  
Kitchen Level 1 Quartz  
Upgrade all Bath Vanity Bowls to Square Bowls  
Fillmore Floating Mantel  
Sherwin Williams Duration Flat Paint Whole House Package  
LVP Lvl 2 - Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry  
Ceramic Tile Level 3 - Primary Bath Opt. Layout  
Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology  
Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"  
Canfield Lighting Package Brushed Nickel (Whole House)  
Upgrade to Front Door Handleset  
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$62,294

TOTAL SALES PRICE:\$504,894

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