

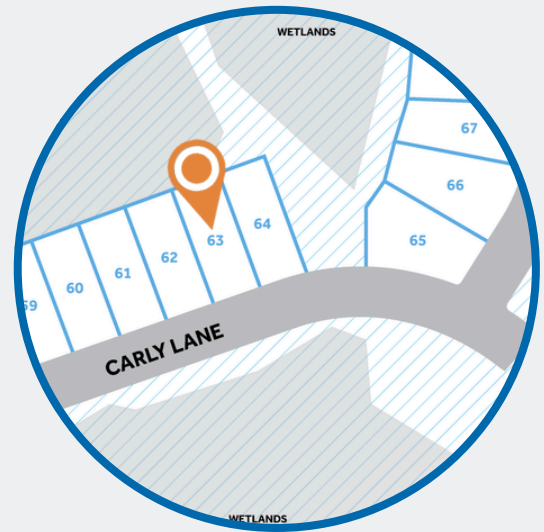
*Artistic Rendering not lot specific.
For representation purposes only.



THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.14 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:



NEW HOME SPECIALISTS

910.405.8311 • info@cavinessandcates.com

See last page for disclaimer.



PHOTOS,
OPTIONS,
VIRTUAL TOURS
& MORE





Off the foyer, a versatile flex room features a striking SW "Oyster Bay" square panel accent wall. The open great room flows seamlessly into the kitchen and offers access to the rear-covered screened-in porch, ideal for effortless indoor-outdoor living. The kitchen offers "Arctic White" quartz countertops, white shaker cabinets, herringbone backsplash, bar seating, a pantry, and stainless-steel appliances. A nearby laundry room with cabinetry and a stacked washer/dryer is conveniently located off the garage entry, next to a well-placed half bath. The first-floor primary suite provides a relaxing retreat with an en-suite bath featuring a walk-in closet, dual quartz vanity, walk-in tile shower, linen closet, and private water closet. Upstairs, a spacious loft connects to three additional bedrooms, a full bath with a vanity and tub/shower combination, plus an additional laundry room and linen closet for added convenience. Exterior highlights vinyl siding with board and batten accents, dimensional roof shingles, and a front door in SW "Acacia Haze" with smart keypad entry. Additional features include a two-car garage, Energy Plus Certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

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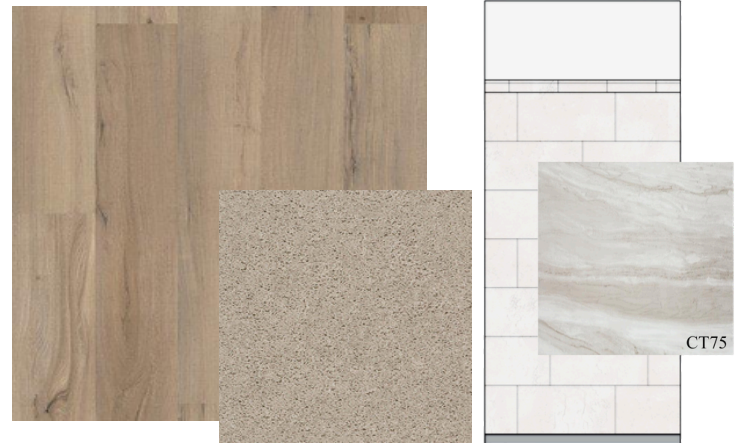
KITCHEN



BATHROOM



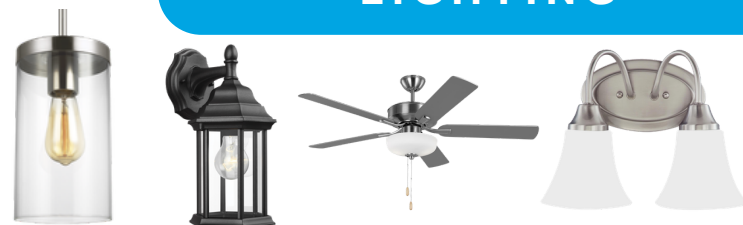
FLOORING



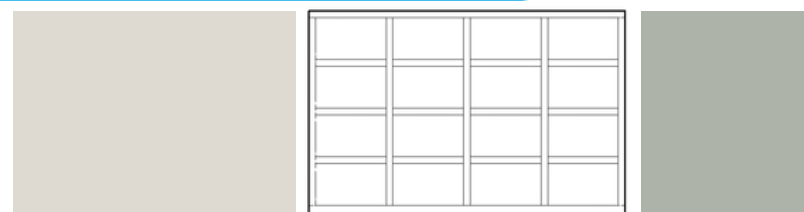
EXTERIOR



LIGHTING



PAINT



APPLAINCES



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/ BP20576195 Brushed Nickel Pulls
- Coved Crown on Kitchen Cabinets
- Flat Polish Edge 2CM Arctic White Quartz Countertop
- Artezen 2x4 Herringbone Mosaic / AT20 2x4 Herringbone Mosaic w/ #44 Bright White 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)
- Frost 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: CT75 12x24 Staggered w/ #95 Mink 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 - Driftwood #1056 LVP in Foyer, Great Room, Flex Room, Kitchen / Dining Area, Powder Room, Hall #1, 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 Oyster Bay SW6206 - Flex Room
- 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 Bar
 - 6590301-962
- 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: Acacia Haze SW9132
- Moire Black Dimensional Shingles
- Almond Vinyl Body Siding
- Almond Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home

Additional Appliances

- Stackable Washer/Dryer in 1st Floor Laundry
 - FLCE7522AW

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE: \$390,372

Elevation F

Embark

Rear Covered Porch – 10' x 12'

Included

DESIGN CENTER OPTIONS: \$16,128

10'x12' White Framing NO Pickets - Screened Porch

Pendant Lights: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)

Accent Wall Option #1 - Painted Square Panel Accent Wall - Flex Room (Exterior Side Wall)

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: \$406,500