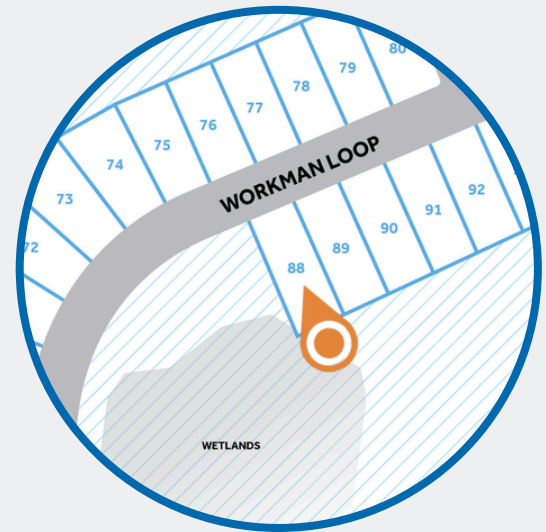




*Artistic Rendering not lot specific.
For representation purposes only.

EAST LAKE

— CHANNEL WALK —



.14 ACRE

THE WEYMOUTH HOMEPLAN

ELEVATION A

1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE

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

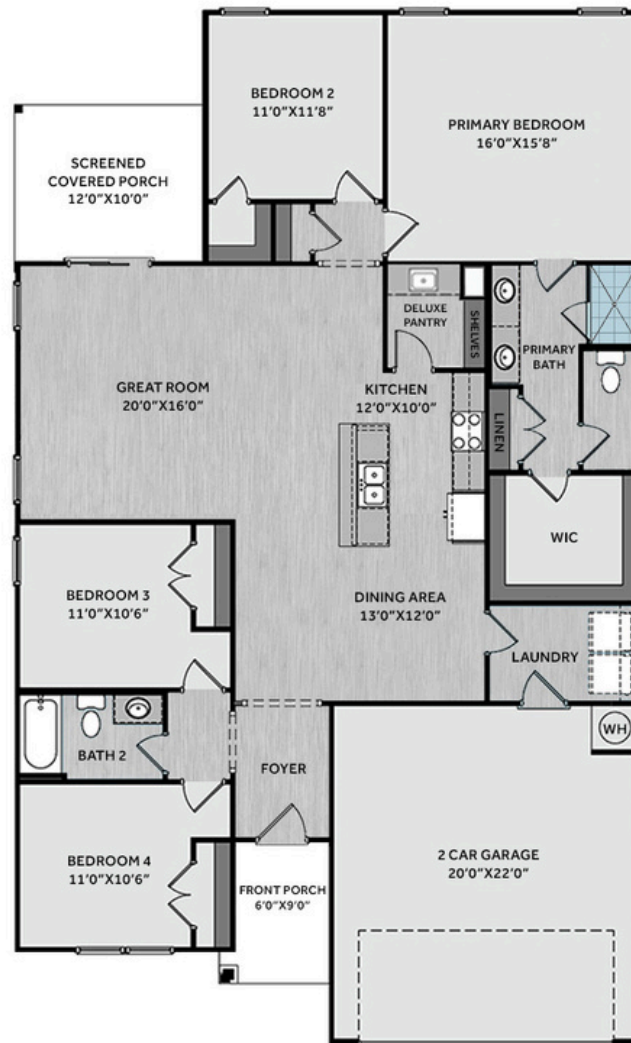
910.405.8311 • info@cavinessandcates.com

See last page for disclaimer.



PHOTOS,
OPTIONS,
VIRTUAL TOURS
& MORE





The foyer opens into the great room, kitchen, and dining area, creating a bright and welcoming open-concept layout ideal for everyday living and entertaining. The kitchen showcases a large island overlooking the great room, "Arctic White" quartz countertops, white shaker cabinetry, a picket mosaic backsplash, deluxe pantry with a prep sink, dining area, and stainless-steel appliances. The spacious great room offers access to the rear screened-in covered porch for seamless indoor-outdoor living. A mudroom is conveniently located off the garage entry. The private primary suite offers a relaxing retreat with an en-suite bath featuring a dual quartz vanity, walk-in tile shower, linen closet, and a spacious 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 features low-maintenance vinyl siding with shake accents, dimensional roof shingles, and a covered front porch with a SW "Escape Gray" 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.

NEW HOME SPECIALISTS

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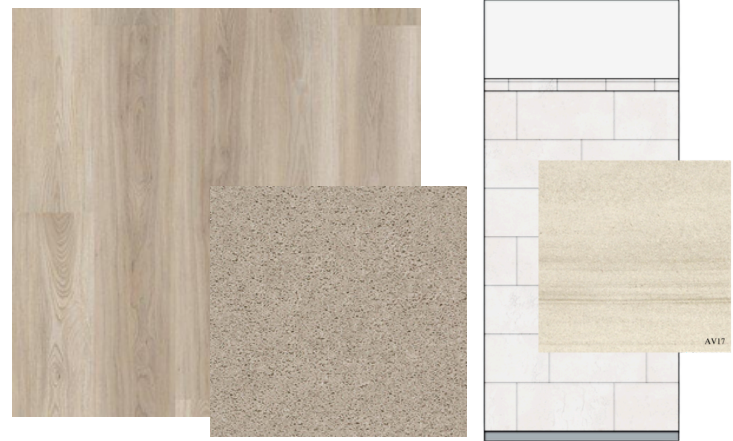
KITCHEN



BATHROOM



FLOORING



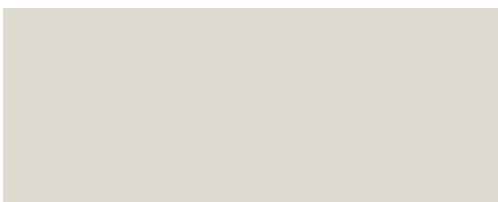
EXTERIOR



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/ BP20576195 Brushed Nickel Pulls
- Coved Crown on Kitchen Cabinets
- Flat Polish Edge 2CM Arctic White Quartz Countertop
- 2x5 Vertical Pickets - Mythology / MY93 2x5 Pickets w/ #94 Walnut Grout - Set Vertical 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: AV17 12x24 Staggered w/ #90 Light Pewter Grout / Floor: Fiberglass Shower Pan
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Bath #2

Flooring

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Deluxe Pantry, Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4

Interior Paint & Trim

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Embark Trim Package w/ 3 1/4" Baseboard and 2 1/4" Casings on all Doors & Windows

Lighting

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Kitchen Pendant Lights: Belton One Light Mini Pendant over Kitchen Island
 - 6114501-962
- 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: Escape Gray SW6185
- Moire Black Dimensional Shingles
- Sage Vinyl Body Siding
- Sage Shake Accent
- White Exterior Trim
- Raised Panel Paintable Shutter: Escape Gray SW6185
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters on Front of Home

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE: \$361,919

Elevation A	Embark
Rear Covered Porch – 10' x 12'	Included
Optional Deluxe Pantry	\$5,975

DESIGN CENTER OPTIONS: \$13,606

- 10'x12' White Framing NO Pickets - Screened Porch
- Pendant Lights: Belton One Light Mini-Pendant - 6114501-962 (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: 2x5 Vertical Pickets - Mythology
- Upgrade to Front Door Handleset

SALES PRICE: \$381,500