



*Artistic Rendering not lot specific.
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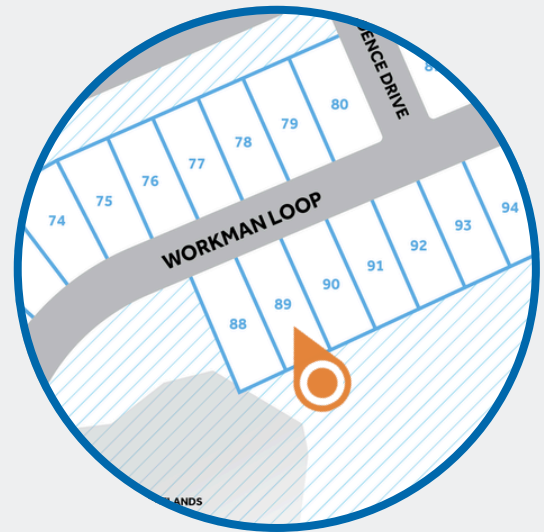
THE AVERY HOMEPLAN

ELEVATION F

1,866 SQFT | 4 BR | 2 BA | 2 CAR GARAGE

EAST LAKE

— CHANNEL WALK —



.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

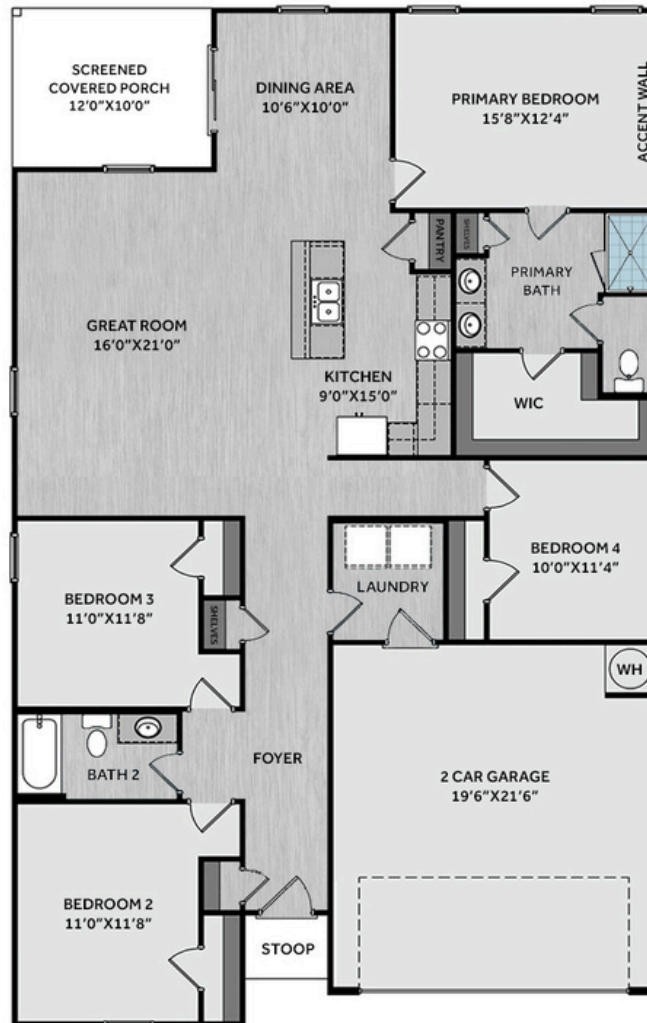
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**PHOTOS,
OPTIONS,
VIRTUAL TOURS
& MORE**





The welcoming foyer opens to two bedrooms and a full hall bath with a vanity and tub/shower combo, ideal for family or guests. A convenient mudroom with washer/dryer connections offers direct access to the garage for everyday ease. The home opens into a spacious great room that flows into the kitchen, which features a center island with a sink, "Delphi" quartz countertops, white shaker cabinets, horizontal picket backsplash, pantry, and stainless-steel appliances. The adjacent dining area opens through sliding glass doors to the rear covered screened-in porch, perfect for relaxing or entertaining. Just off the kitchen, the private primary suite showcases a SW "Morning Fog" board and batten accent wall, while an ensuite bathroom containing a dual quartz sink vanity, walk-in tile shower, private water closet, linen closet, and a spacious walk-in closet. Exterior details include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a front door painted in SW "Olympus White" with smart keypad entry. Additional highlights include a two-car garage, fiber optic internet availability, Energy Plus Certification, and a 1-2-10-year builder in-house warranty.

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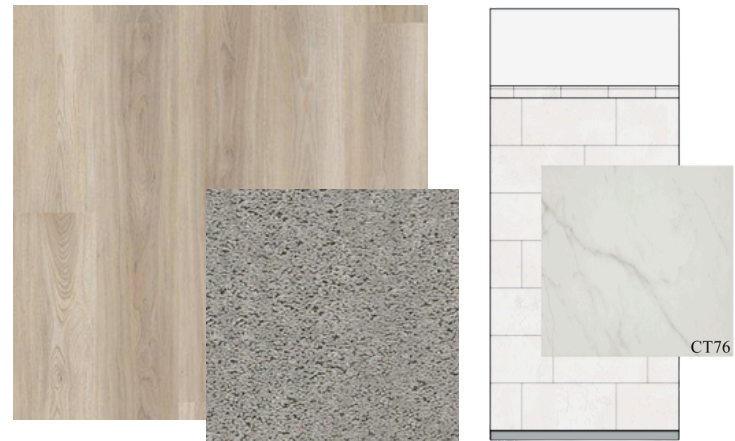
KITCHEN



BATHROOM



FLOORING



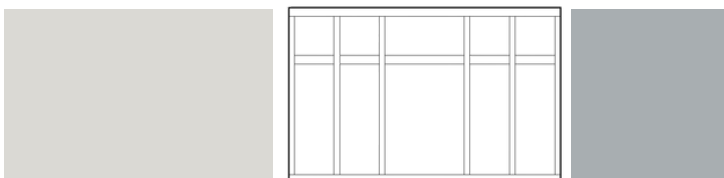
EXTERIOR



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
- 2x5 Horizontal Pickets - Mythology / MY96 2x5 Pickets w/ #42 Platinum Grout - Set in Horizontal 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 Bath #2

Flooring

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

Interior Paint & Trim

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ White Ceilings
- Embark Trim Package w/ 3 1/4" Baseboard and 2 1/4" Casings on all Doors & Windows
- Accent Wall Option #3 – Board & Batten Panel Accent Wall: Satin Painted Morning Fog SW6255 - Primary Bedroom

Lighting

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Kitchen Pendant Lights: Dianna Three Light Mini Lantern Pendant over Kitchen Island
 - 5192603-112
- 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: Olympus White SW6253
- Moire Black Dimensional Shingles
- English Wedgewood Vinyl Body Siding
- English Wedgewood Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door
- White Gutters on Front of Home



THE AVERY HOMEPLAN

LOT 89 | ELEVATION F
1,866 SQFT | 4 BR | 2 BA | 2 CAR GARAGE

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE: \$369,519

Elevation F

Embark

Rear Covered Porch – 10' x 12'

Included

DESIGN CENTER OPTIONS: \$14,485

10'x12' White Framing NO Pickets - Screened Porch

Pendant Lights: Dianna Three Light Mini Lantern - 5192603-112 (x2- Over Kitchen Island)

Accent Wall Option #3 – Painted Board & Batten Panel Accent Wall - Primary Bedroom

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 Horizontal Pickets - Mythology

Upgrade to Front Door Handleset

SALES PRICE: \$384,004

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