



HOMESITE 215

74 Cardovia Way
Wendell, NC

THE BRUNSWICK HOMEPLAN

ELEVATION C

2,355 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.74± 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

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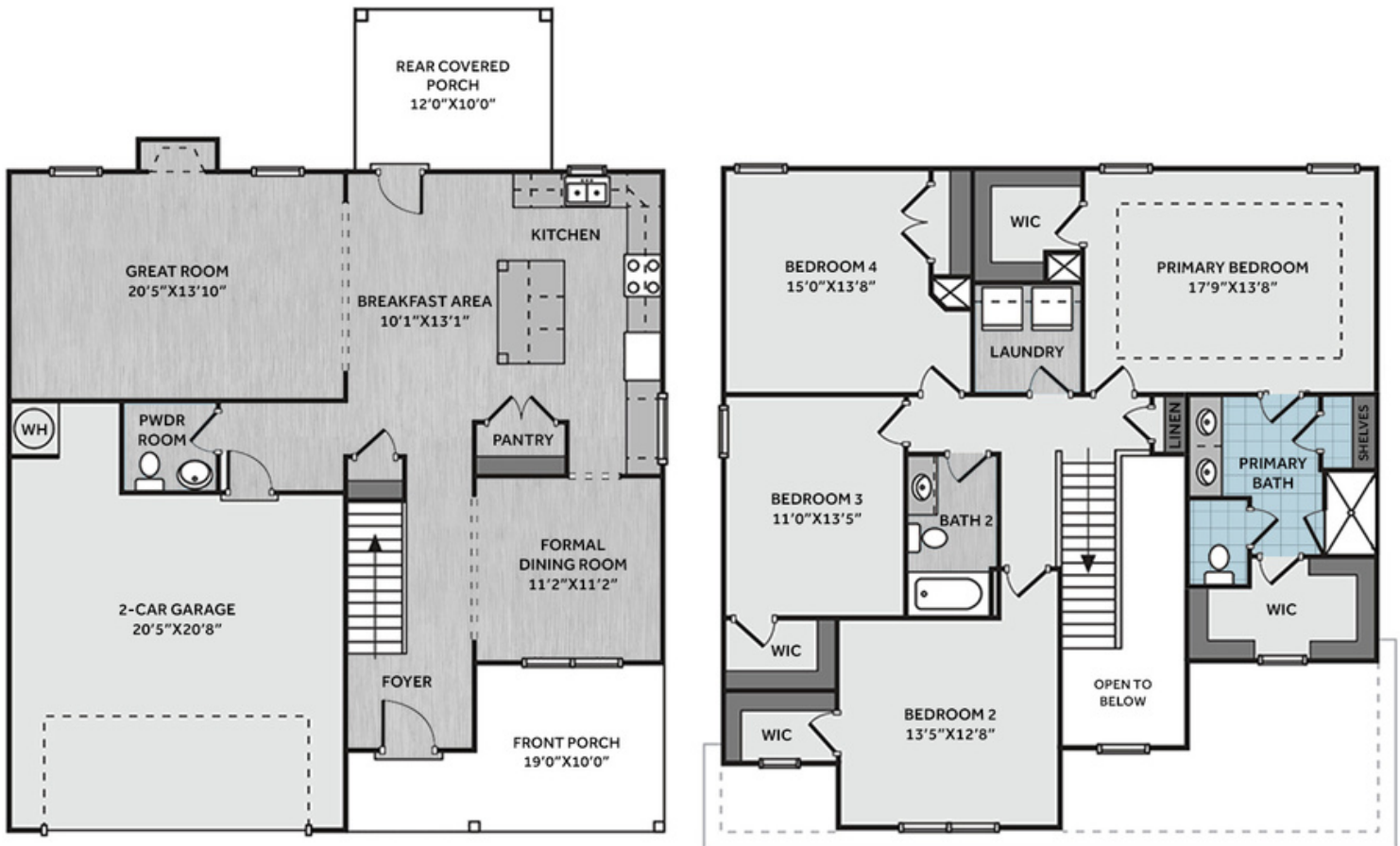


Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



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



This beautifully crafted home offers a spacious great room with a gas log fireplace and floating mantel, plus easy access to the rear covered porch from the breakfast area—ideal for relaxing outdoors. The kitchen features a large island, "Trigato" quartz countertops, white shaker cabinets with a "Sahara" accent island, horizontal ceramic tile backsplash, walk-in pantry, built-in desk, and stainless-steel appliances, including a microwave, dishwasher, and smooth top range. A formal dining room, painted in SW "Escape Gray", includes two-piece crown molding, picture frame wainscoting, and a walk-through to the kitchen. Near the garage entry, a half bath adds convenience.

Upstairs, the primary suite boasts a tray ceiling with crown molding, two walk-in closets, and an en-suite bathroom with a white dual quartz sink vanity with a center drawer stack, walk-in tile shower, and a private water closet. Three additional upstairs bedrooms share a full hall bath. LVP flooring runs throughout the first floor. Exterior highlights include vinyl siding with board and batten and shake accents, stone skirt, dimensional roof shingles, and an inviting front porch with a front door painted in SW "Jasper" with smart keypad entry. This Energy Plus certified home includes a 2-car garage, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

KITCHEN



BATHROOM



FLOORING



EXTERIOR



PAINT



LIGHTING



KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Fairmont Sahara Flat Panel Accent Island
- ½ Bullnose Edge Trigato Quartz Countertops
- 2x5 Horizontal Pickets – Mythology / MY91 Pickets w/ #93 Fossil 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)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 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: CG05 12x24 Staggered w/ #93 Fossil Grout / Floor: LP19 2x2 w/ #93 Fossil Grout
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Homestead – Shell Taupe #5208 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Bath #2, Laundry
- CG05 12x24 Staggered w/ #93 Fossil Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Accent Color: Escape Gray SW6185
- Level 1 Open Rails 1st Floor
- Picture Frame Style Wainscot and 2 Piece Crown Molding – Formal Dining Room
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Island
 - Model: 6537001-962
- 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: Jasper SW6216
- Moire Black Dimensional Shingles
- Tapered Columns with Stone Base
- Norris Gray Stack Stone Facade
- Scottish Thistle Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- Alpine Forest Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- Bridgeport Steel Extended Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch - 10' x 12'	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$37,965

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
Kitchen Pendant Lights: Arilda One Light Pendant - 6537001-962 (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 Door
Add Decorative Glass & Inserts to 16x7 Door
Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
Add 2 Piece Crown Moulding - 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, Hall #1, 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	\$48,415
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TOTAL SALES PRICE:	\$469,900
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