

THE GRAHAM HOMEPLAN

ELEVATION F

2,058 SQFT | 3 BR | 2.5 BA | 3 CAR GARAGE



\$339,900



.665 ACRE

Nestled in the serene countryside of Lillington, North Carolina, just off Darroch Road, Duck's Landing offers the fresh, clean air of a rural location, along with the necessities and conveniences of modern life. Local attractions, like the charming downtown Lillington Square, are just a short drive away, offering unique shops, delicious local eateries, and community events that foster a strong sense of belonging. The Cape Fear River, a local treasure, provides opportunities for kayaking, fishing, and scenic walks, inviting residents to connect with nature.

For those connected to the military, the community's proximity to Fort Bragg is a significant advantage, offering an easy commute for service members and their families. This accessibility balances the peaceful rural lifestyle with the demands of military life.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
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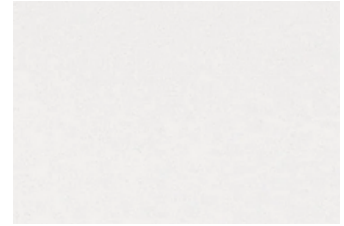
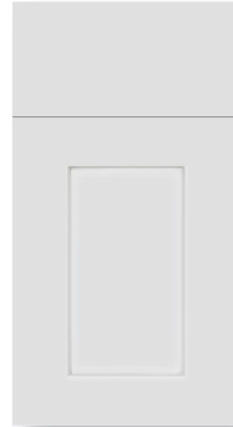
Situated on a spacious 0.66-acre lot, this home offers a versatile flex room with French doors and a convenient half bath just off the foyer. The open layout connects the kitchen, dining area, and great room—with an optional fireplace—and opens to a rear grill patio. The kitchen includes an eat-in island, shaker cabinets, granite countertops, deluxe pantry featuring an additional sink and prep area—perfect for added storage and convenient meal preparation, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. Upstairs, a loft adds living space, with a nearby laundry room and linen closet. The primary suite features an en-suite bath with a dual sink vanity, walk-in shower, private water closet, and large walk-in closet with a window. Two additional bedrooms with walk-in closets share a full hall bath with a vanity, tub/shower combo, and linen closet. Exterior highlights include a spacious front porch, low-maintenance vinyl siding, dimensional roof shingles, and smart keypad entry. Also features include a 3-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN

Designer Option Added



BATHROOM

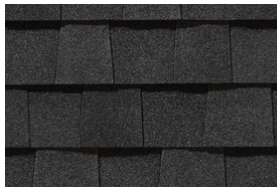
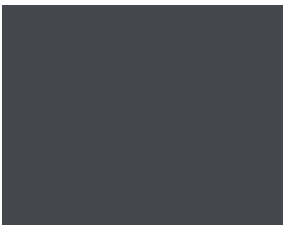


FLOORING

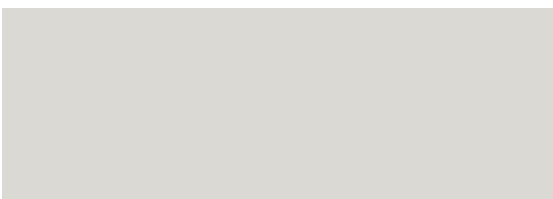
EXTERIOR



LIGHTING



PAINT



APPLIANCES



KITCHEN

- Moen Method One-Handle Pullout Kitchen Faucet in a Spot Resist™ Stainless Finish
- Standard Stainless Steel Single Bowl Sink
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- 1/2 Bullnose Luna Pearl Granite Countertops
- Deluxe Pantry Option Added
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick 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
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- Adult Height Cabinets in Primary Bath & Bath #2
- Raised/Elongated ADA Gerber Maxwell Toilet in Primary Bath & Gerber Maxwell Round Bowl Toilet in Powder Room, Bath #2
- Gerber Maxwell Petit Pedestal Sink in Powder Room

FLOORING

- Shaw Optimum Plus - Oyster Oak #591 LVP in Foyer, Great Room, Flex Room, Kitchen / Dining Area, Powder Room
- Shaw Streamline - Carrara White #1182 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Concrete Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Loft, Stairs

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors
- Kneewall on Stairs

LIGHTING

- Embark Generation Lighting Package Brushed Nickel
- Kitchen Lighting w/ Traverse Mirage Fixtures
- Great Room & Primary Bedroom include a Brushed Nickel Designer Ceiling Fan w/ Light Kit
 - Linden 52" Traditional Ceiling Fan - 5LD52BSD

EXTERIOR

- 6-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Cyberspace SW7076
- Moire Black Dimensional Shingles
- Everest Vinyl Body Siding
- Brunswick Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters on Front of Home