

LONG POINT RESERVE

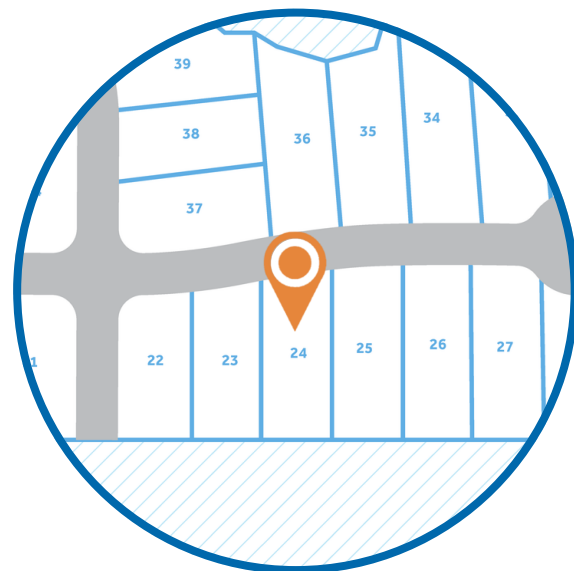
HOMESITE 24

298 Elijah Way
Vass, NC

THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE
W/ WORK AREA



.30 ACRE

Welcome to Long Point Reserve, a thoughtfully designed community just off US-1 in the peaceful town of Vass. Offering a selection of townhomes and single-family homes starting from the \$300s, this neighborhood blends countryside tranquility with modern convenience. Residents will enjoy a range of amenities, including a swimming pool and pool house, a scenic walking trail through the pines, and a proposed dog park for four-legged companions. Ideally located, Long Point Reserve is only 15 minutes from Southern Pines, 35 minutes from Fort Bragg via NC-690, and under an hour from Raleigh. Here, residents can experience the charm of rural living with easy access to shopping, dining, and recreation. With its welcoming community, natural beauty, and thoughtful design, Long Point Reserve offers the perfect balance of comfort, connection, and Carolina charm.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



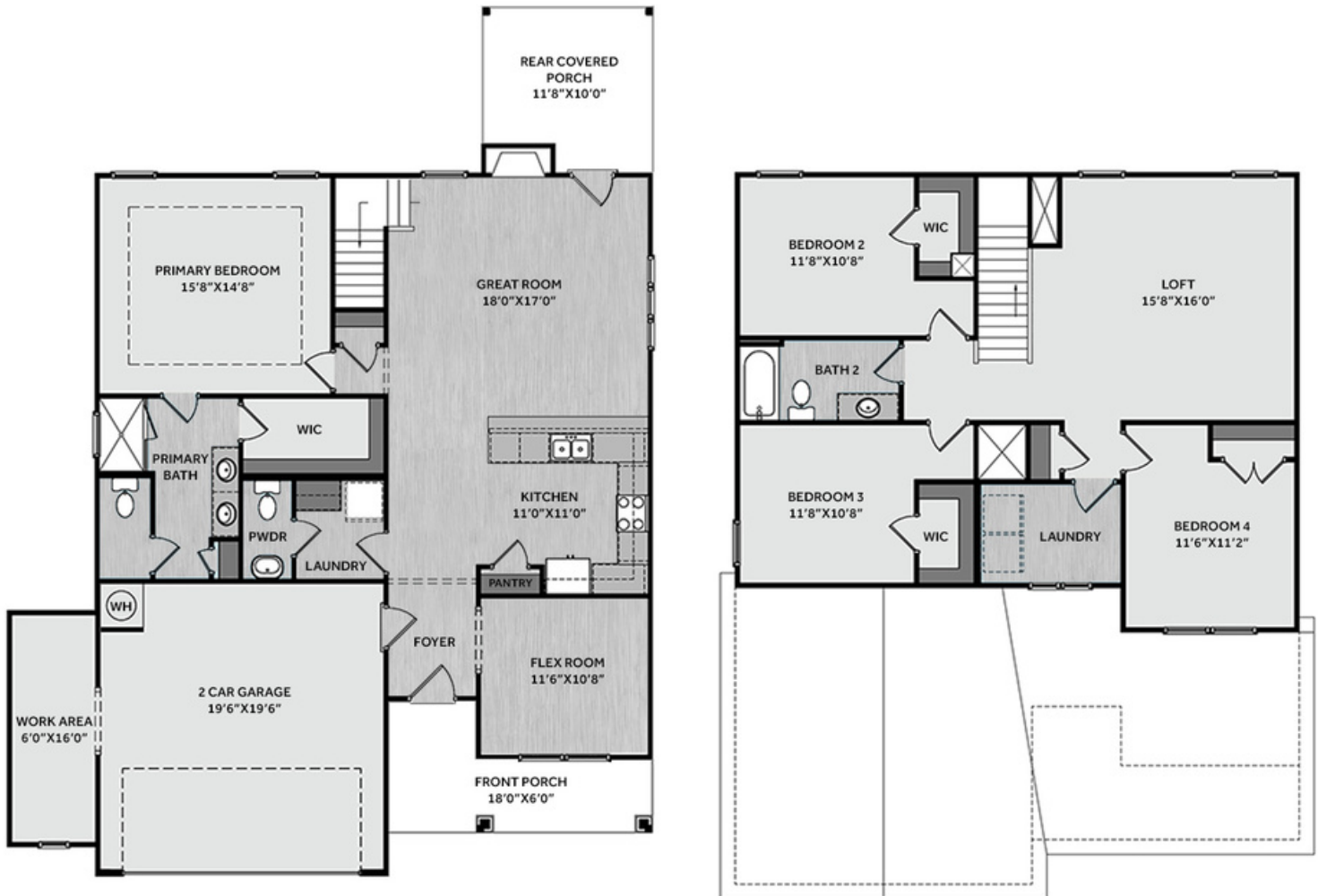
Photos, Options,
Virtual Tours & More

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Upon entry, the foyer showcases two-piece crown molding, wainscoting, a flex room, and garage access. Off the foyer, a mudroom offers stacked washer/dryer hookups and access to a half-bath. The kitchen boasts granite countertops in "New Caledonia," a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, white subway tile backsplash, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The open great room features an electric fireplace with black granite surround and access to a rear covered porch. Off the great room, the spacious first-floor primary suite offers a tray ceiling with crown molding and an en-suite bathroom with a white dual sink vanity, "Niagara" quartz countertop, private water closet, linen closet, walk-in shower, and a spacious walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom. The exterior boasts low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a spacious front porch, and smart keypad entry with a SW "Sea Serpent" front door. Other highlights include a two-car garage with a work area, Energy Plus certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont

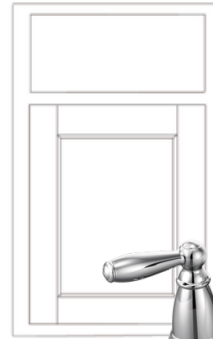


Color:
White



BATHROOM

Door Style:
Fairmont



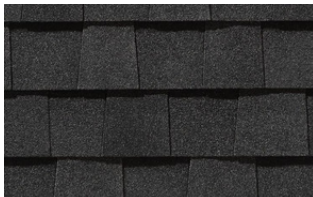
Color:
White



FLOORING



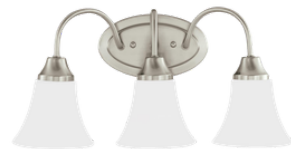
EXTERIOR



PAINT



LIGHTING



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- 1/2 Bullnose New Caledonia Granite Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 1/4" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath Adult Height Cabinets
- Adult Height Cabinets in Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, and Bath #2
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround
- ARO4 w/ #93 Fossil Grout on Bath #2

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Flex Room, Kitchen / Dining Area, Powder Room, Hall #1, Primary Bath, Bath #2, and Laundry
- Graceful Finesse Concrete Carpeting

APPLIANCES

- Stackable Washer / Dryer in Downstairs Laundry

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ Matching Ceiling
- Board & Batten Style Wainscot w/ 2 Piece Crown Molding in Foyer
- Level 1 Open Rails on 1st Floor
- Pull Down Attic Stairs
- Tray Ceiling in Primary Suite

FIREPLACE

- Electric Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Bar
 - Model: 6537001-962
- 2 Bulb Floodlights on Rear Corners

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Victorian Gray Vinyl Body Siding
- Victorian Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	\$1,750
Optional Rear Covered Porch – 11'8" x 10'0"	\$8,800
Optional Garage Storage/Work Area	\$6,820
Optional Electric Fireplace	\$1,650

DESIGN CENTER OPTIONS \$16,583

Raised/Elongated Toilets (x2- Powder Room, Bath #2)
 6-Panel Front Door & Transom Package
 Kitchen Pendant Lights: Arilda One Light Pendant – 6537001-962 (x2- Over Kitchen Bar)
 Add Two – 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
 Add Smart Keypad Deadbolt Front Door
 Add Level 2 Board & Batten Style Wainscot – Foyer
 Add 2 Piece Crown Molding – Foyer
 Level 1 Rails 1st Floor
 Pull Down Attic Stairs
 Kitchen – Add 42" Wall Cabinets
 Kitchen – Add 2 ¼" Crown to Standard Cabinet Layout
 Primary Bath – Adult Height Vanity
 Hall Bath – Adult Height Vanity (x1- Bath #2)
 Kitchen Level 2 Granite
 Upgrade all Vanity Bowls to Square Bowls
 Level 1 Fireplace Mantel
 Level 1 Fireplace Surround
 LVP Level 1 – Foyer
 LVP Level 1 – Great Room
 LVP Level 1 – Flex Room
 LVP Level 1 – Kitchen/Dining Area
 LVP Level 1 – Powder Room
 LVP Level 1 – Hall #1
 LVP Level 1 – Primary Bath
 LVP Level 1 – Bath #2
 LVP Level 1 – Laundry
 Kitchen Backsplash: 3x6 Subway Tile – Color Wheel Classic
 Upgrade to Front Door Handleset
 Stainless Steel Electric Range, Microwave and Dishwasher
 Stackable Washer/Dryer

TOTAL OPTIONS ADDED \$35,603

TOTAL SALES PRICE: \$379,900