



# TUCKER HILL FARM

## HOMESITE 34

3002 Tucker Hill Drive  
Grimesland, NC

### THE CAMBRIDGE HOMEPLAN

ELEVATION F

2,432 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



0.61 ACRE

Discover the charm of Tucker Hill Farm! Nestled just off Tucker Road, this exclusive enclave of only 55 homes offers spacious homesites—some spanning over an acre—giving you room to breathe while staying just 15 minutes from the vibrant shopping, dining, and entertainment of Uptown Greenville.

Here, you'll find expertly designed home plans, superior craftsmanship, and the quality you expect—all backed by the signature Caviness & Cates 1-2-10 year in-house warranty. Escape the hustle and bustle without sacrificing convenience—Tucker Hill Farm is waiting to welcome you home!

### NEW HOME SPECIALISTS

910.405.8311

[info@cavinessandcates.com](mailto:info@cavinessandcates.com)



Photos, Options,  
Virtual Tours & More

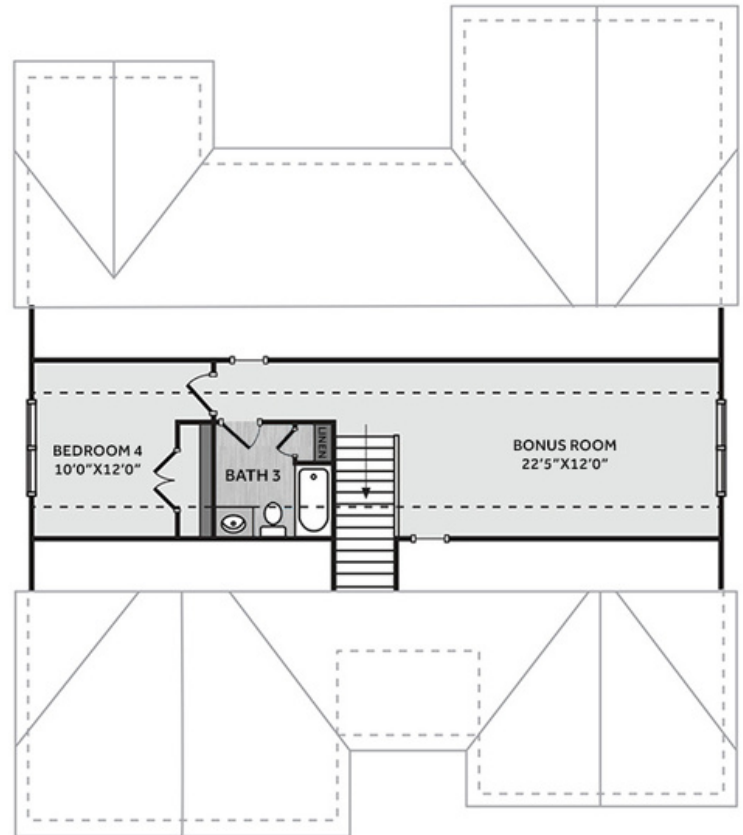
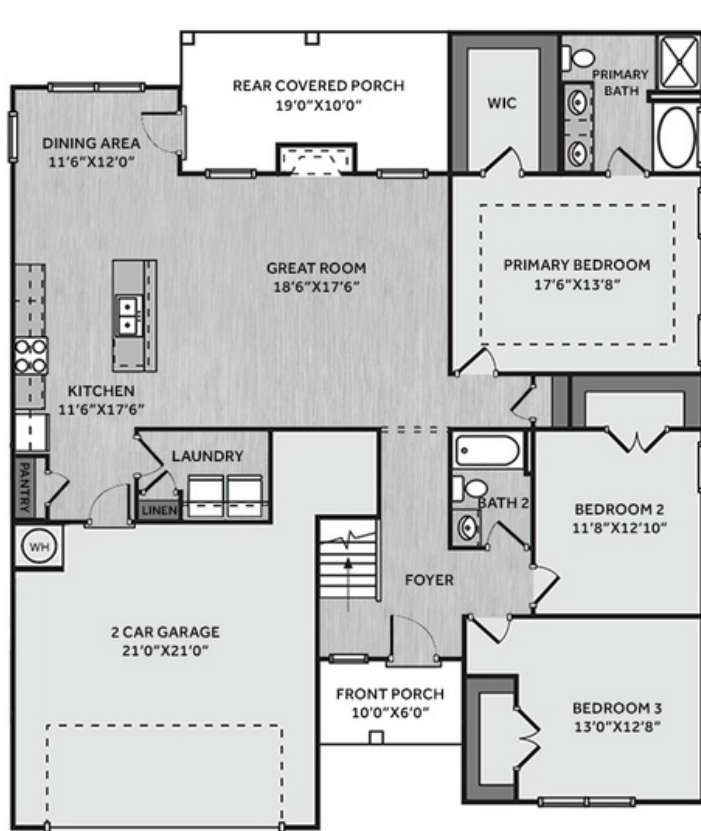
SALES AND MARKETING BY:



TYRE REALTY GROUP



[WWW.CAVINESSANDCATES.COM](http://WWW.CAVINESSANDCATES.COM)



Step into the foyer that opens to a spacious great room featuring a gas log fireplace with black granite surround and a mantel. The open kitchen features an island with a sink overlooking the great room, "Trigato" quartz countertops, white shaker cabinets, herringbone tile backsplash, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The adjacent dining area opens to the rear covered porch, creating an ideal space for indoor-outdoor entertaining. The first-floor primary suite boasts a tray ceiling with crown molding and a walk-in closet, while the ensuite bathroom includes a dual quartz sink vanity with a center drawer stack, a garden tub, and a walk-in shower. Two additional first-floor bedrooms have walk-in closets and share a full hall bathroom with a vanity and tub/shower combination. Conveniently located by the garage entry, the laundry room includes a linen closet. Upstairs, a fourth bedroom, bonus room, and full bathroom with a linen closet, provide extra living space. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a dormer, and a front door painted in SW "Ripe Olive" with smart keypad entry. Situated on a .61 acre cul-de-sac lot, this Energy Plus certified home also features a 2-car garage and a 1-2-10 builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont

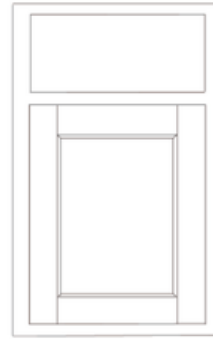
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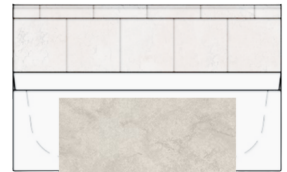
## BATHROOM

Door Style:  
Fairmont

Color:  
White



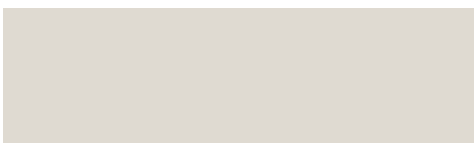
## FLOORING



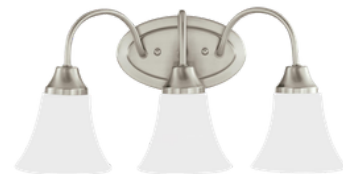
## EXTERIOR



## PAINT



## LIGHTING



## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY91 4x12 w/ #93 Fossil Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 1/4" Crown on Kitchen Cabinets
- Frigidaire Gas Stainless Steel Appliances (Dishwasher, Gas Range, and Over-the-Range Microwave)

## 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, Bath #2, Bath #3
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 and Bath #3 Shower Surround

## FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Kitchen/Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Bath #3, Laundry
- Graceful Finesse Ecru Carpeting

## INTERIOR PAINT & TRIM

- Primary Interior Color Sherwin Williams: City Loft SW7631 w/ Matching Ceiling
- Kneewall on Stairs

## LIGHTING / ELECTRICAL

- Seville 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/ Wescott Mantel and Absolute Black Surround (No Hearth)

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Ripe Olive SW6209
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Scottish Thistle Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

## DESIGN OPTIONS SUMMARY

## STRUCTURAL

|                                                    |          |
|----------------------------------------------------|----------|
| Optional Elevation F w/ Dormer                     | \$5,710  |
| Optional Rear Covered Porch - Plan Specific Sizing | \$13,200 |
| Optional Gas Fireplace on Interior Wall            | \$2,310  |

## DESIGN CENTER OPTIONS \$16,578

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)  
Raised/Elongated Toilet (x2 - Bath #2, Bath #3)  
6-Panel Front Door & 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  
Kitchen - Add 42" Wall Cabinets  
Add 2 ¼" Crown to Standard Cabinet Layout  
Primary Bath - Adult Height Vanity  
Add 12" Stack of Drawers to Primary Bath Vanity  
Kitchen Level 1 Quartz  
Upgrade all Vanity Bowls to Square Bowls  
Level 1 Fireplace Mantel  
Level 1 Fireplace Surround (No Hearth)  
LVP Level 1 - Foyer, Great Room, Kitchen/Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Bath #3, Laundry  
Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology  
Upgrade to Front Door Handleset  
Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$37,798

TOTAL SALES PRICE: \$419,900

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