

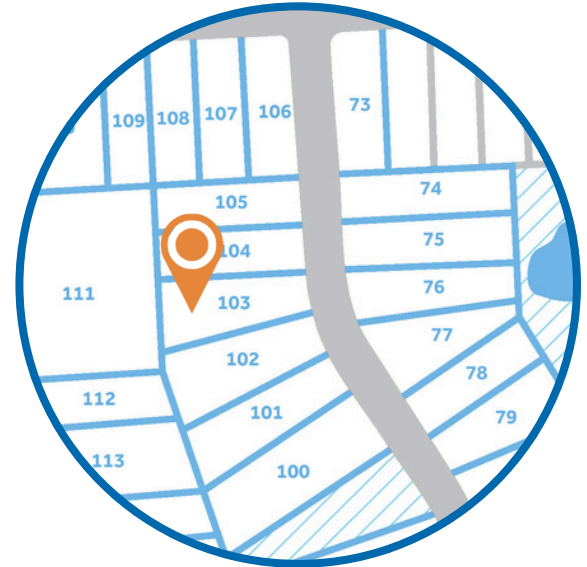
THE GRAHAM HOMEPLAN

ELEVATION C

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



\$319,900



.579 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



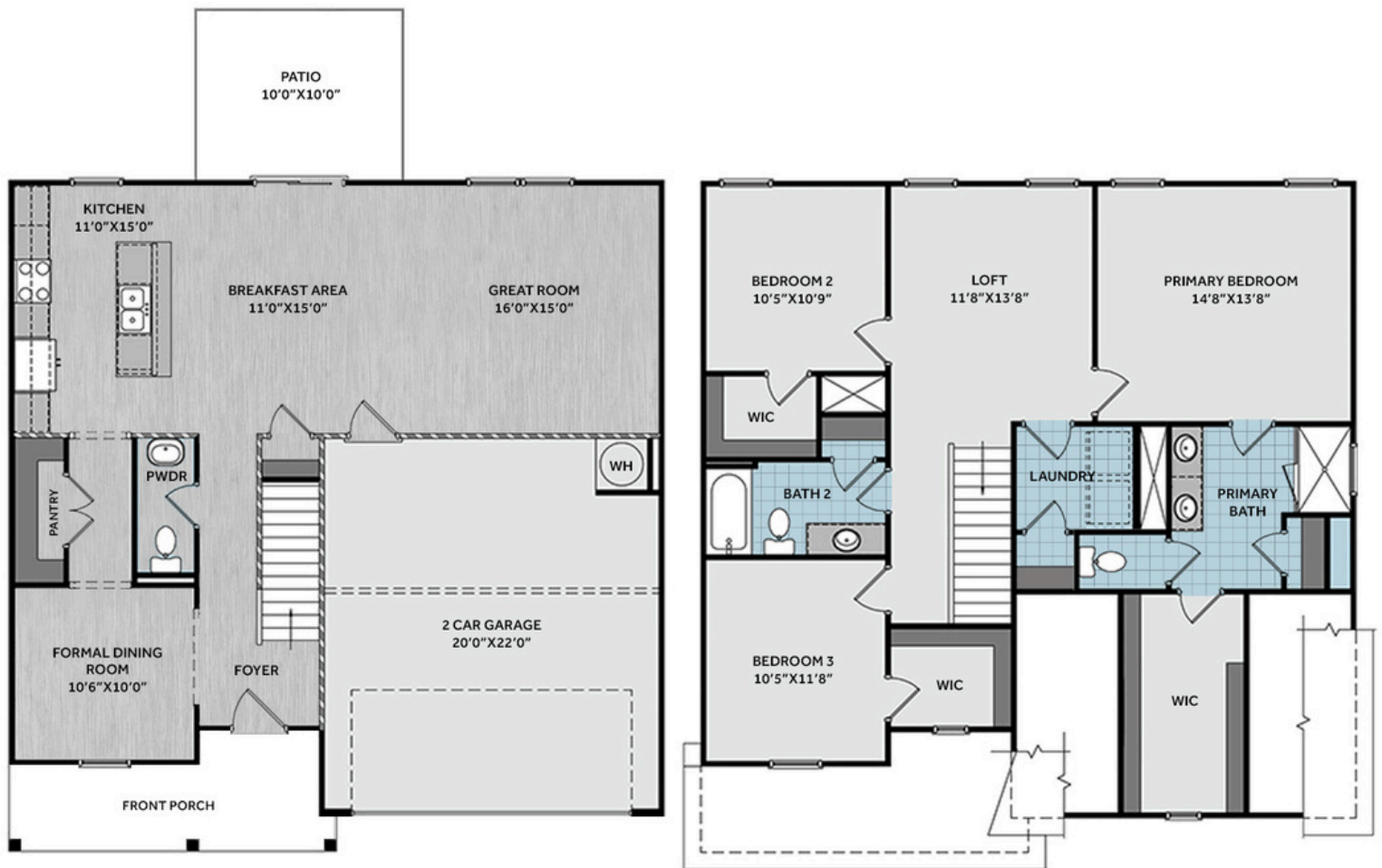
Photos, Options,
Virtual Tours & More



WWW.CATESBUILDING.COM



WWW.CAVINESSANDCATES.COM



Situated on a generous 0.57-acre lot, this beautifully designed home offers a functional and open layout ideal for modern living. Off the foyer, you'll find a dining room and a convenient half-bath. The kitchen, breakfast area, and great room flow seamlessly together, opening to a grill patio—perfect for indoor-outdoor entertaining. The kitchen features a large eat-in island, white shaker cabinets, "Giallo Ornamental" granite countertops, pantry, and stainless-steel appliances including a smooth-top range, microwave, and dishwasher. Upstairs, a spacious loft adds versatile living space and sits near a laundry room and linen closet for added convenience. The primary suite serves as a private retreat, complete with a spa-like en-suite bathroom showcasing a white dual sink vanity, walk-in shower, private water closet, and a large walk-in closet with natural light. Two additional bedrooms—each with walk-in closets—share a full hall bathroom with a vanity, tub/shower combo, and linen storage. Exterior features include a welcoming front porch, low-maintenance vinyl siding with shake accents, dimensional roof shingles, and a smart keypad entry. Additional highlights: 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN



BATHROOM



FLOORING



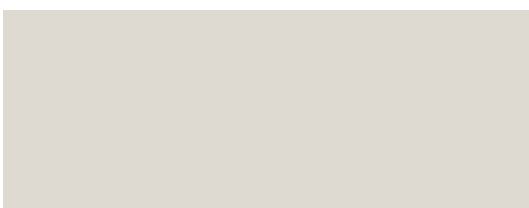
EXTERIOR



LIGHTING



PAINT



APPLIANCES





THE GRAHAM HOMEPLAN

LOT 103 | ELEVATION C
2,058 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE

KITCHEN

- Moen Method One-Handle Pullout Kitchen Faucet in a Spot Resist™ Stainless Finish
- Standard Stainless Steel 50/50 Double Bowl Sink
- NexGen Shaker White Flat Panel Cabinets w/ BP20576195 Brushed Nickel Pulls
- Soft Close Hinges on Cabinet Doors
- 1/2 Bullnose Giallo Ornamental Granite Countertops w/ 4" Splash
- 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)
- Frost 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 - Wild Dunes #7089 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room
- Shaw Origins - Prime #5146 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Loft, Stairs

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors & Windows
- 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: Pewter Green SW6208
- Moire Black Dimensional Shingles
- Sage Vinyl Body Siding
- Alpine Forest Shake Accent
- White Exterior Trim
- 4 over 1 White Windows
- Black Board & Batten Panel Shutters
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.

