



1809 LIVE OAK

HOMESITE 130

230 Cline Way
Beaufort, NC

THE LOOKOUT HOMEPLAN

1,658 SQFT | 3 BR | 2.5 BA | 1 CAR GARAGE

\$327,400

DESIGNER FEATURES



Discover coastal charm and modern convenience at 1809 Live Oak, a new townhome community by Caviness & Cates, nestled just off Live Oak Street in picturesque Beaufort, NC. These thoughtfully designed townhomes offer stylish, low-maintenance living, perfect for those seeking a relaxed coastal lifestyle. Enjoy easy access to Beaufort's historic waterfront, vibrant downtown, and the area's stunning natural beauty. With quality craftsmanship and a prime location, 1809 Live Oak provides the ideal blend of comfort and convenience, making it the perfect place to call home.

NEW HOME SPECIALISTS

910.405.8311

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Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:

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KING
REAL ESTATE
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**Caviness
& Cates**
Communities

WWW.CAVINESSANDCATES.COM

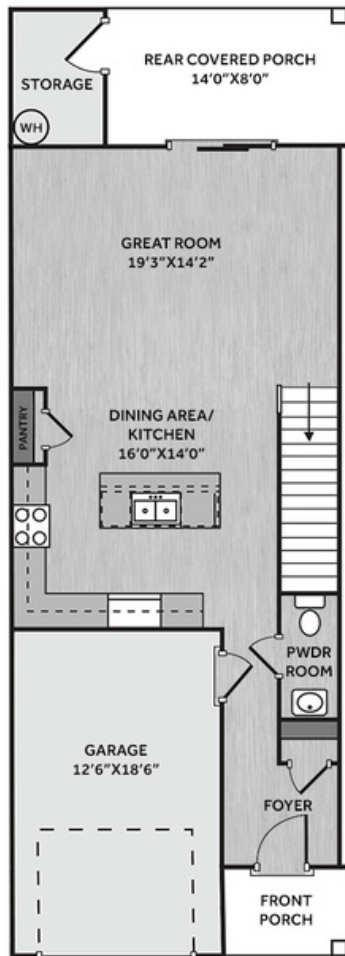
CATES
BUILDING, INC.

WWW.CATESBUILDING.COM



*Subject to change without notice. See pg. 4 for full disclaimer.

FIRST FLOOR



SECOND FLOOR

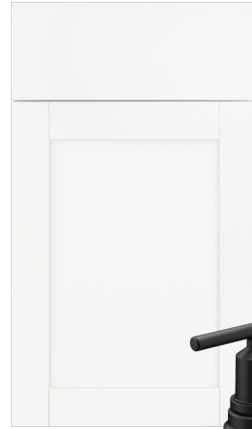


Step into this thoughtfully designed town home through a welcoming foyer with a coat closet and powder room. The kitchen overlooks the dining area and great room and includes a large island with seating, white shaker cabinets, "New Willow White" quartz countertops, white herringbone subway tile backsplash, a pantry, and stainless-steel appliances—including a smooth top range, microwave, and dishwasher. From the great room, step onto the covered rear porch with an exterior storage closet. Matte black finishes lend a modern touch, while LVP flooring enhances the first floor. Upstairs, the primary suite offers a peaceful retreat with a sitting area, crown molding, walk-in closet, and an en suite bathroom featuring a dual-sink vanity with a "Carrara Delphi" quartz countertop, framed mirrors, a walk-in tile shower, private water closet, and linen closet. Two additional bedrooms share a full hall bathroom with a dual sink vanity, a tub/shower combo, and a second linen closet. A laundry closet sits at the top of the stairs for added convenience. Exterior features include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a dormer, and a front door painted in SW "Outerspace". Energy Plus certified and backed by a 1-2-10 year builder in-house warranty, this townhome also includes a 1-car garage with direct foyer access.

KITCHEN



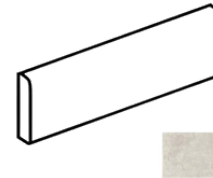
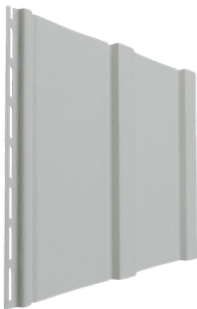
BATHROOM



FLOORING



EXTERIOR



AQ01

LIGHTING



PAINT





THE LOOKOUT HOMEPLAN

LOT 130

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KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Binx White Flat Panel Cabinets w/ Matte Black BP7227128-900 Pulls
- Flat Polish Edge New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets and 2 ¼" Crown on Kitchen Cabinets
- Ferguson/Frigidaire Electric Gallery Plus Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Carrara Delphi Quartz Countertops w/ Square Bowls
- Binx White Flat Panel Cabinets w/ Matte Black BP72096-900 Pulls
- Adult Height Cabinets in Primary Bath and Bath #2
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Primary Bath 36"x60" Tile Shower - Wall: AQ01 12x24 Staggered w/ #95 Mink Grout / Floor: LP21 2x2 w/ #95 Mink Grout
- ARO4 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Homestead - Shell Taupe #5208 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- AQ01 12x24 Staggered w/ #95 Mink Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Interior Color: Agreeable Gray SW7029 w/ White Ceilings
- Open Rails on 1st Floor
- Two Piece Crown Molding in Primary Suite

LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
 - Model: 6590301-112
- LED Recess Lights in Kitchen
- LED Recess Lights in Dining Area

EXTERIOR

- 12 - Light Glass View Over 1 - Panel Front Door w/ Smart Keypad Deadbolt, Doorbell Camera, and Matte Black Handleset
- Front Door Painted: Outerspace SW6251
- Black Architectural Shingles
- Square Panel Front Columns
- Everest Vinyl Body Siding
- Everest Board & Batten Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters
- Sod - Front, Sides, and Rear Yard w/ Community Irrigation

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.

