



1809 LIVE OAK

HOMESITE 122

246 Cline Way
Beaufort, NC

THE LOOKOUT HOMEPLAN

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

\$337,400

DESIGNER FEATURES



*Artistic Rendering not lot specific.
For representation purposes only.

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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**Caviness
& Cates**
Communities

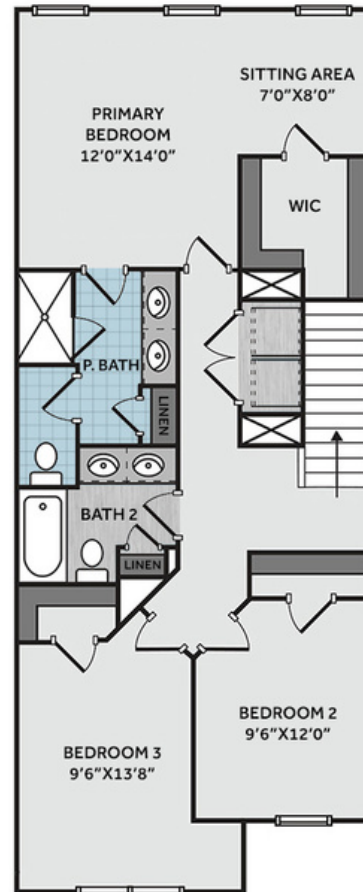
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CATES
BUILDING, INC.

WWW.CATESBUILDING.COM



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



Step into this thoughtfully designed left-end-unit townhome through a welcoming foyer with a coat closet, and powder room. The kitchen overlooks the dining area and spacious great room and includes a large island with seating, white shaker cabinets, "New Willow White" quartz countertops, white herringbone backsplash, a pantry, and stainless steel appliances—including a smooth top range, microwave, and dishwasher.

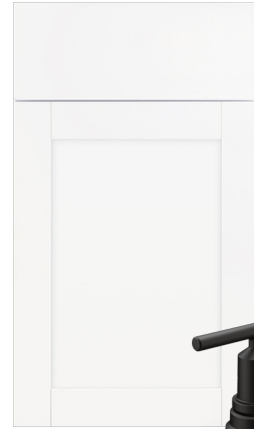
From the dining area, step onto the covered rear porch with an exterior storage closet. Matte black finishes lend a modern touch, while durable LVP flooring enhances the first floor. Upstairs, the primary suite offers a peaceful retreat with a sitting area, crown molding, walk-in closet, and an en suite bathroom featuring a dual quartz sink vanity, a walk-in tile shower, private water closet, and linen closet. Two additional bedrooms share a full bath with a dual sink vanity, a tub/shower combo, and a second linen closet. A centrally located 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, and a front door painted in SW "Cast Iron".

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



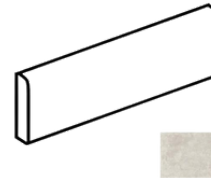
BATHROOM



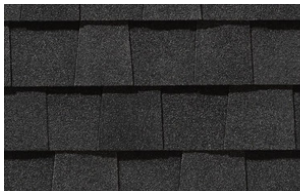
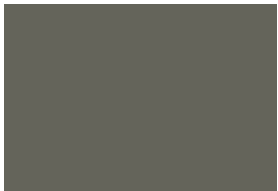
FLOORING



AQ01



EXTERIOR



PAINT



LIGHTING



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
- 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 - Primary Suite
- Board & Batten Style Wainscoting - Foyer
- One Piece Crown Molding - Downstairs Common Areas
- Paint & Trim - Garage

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: Cast Iron SW6202
- Black Architectural Shingles
- Square Panel Front Columns
- Victorian Gray Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door
- White Gutters
- Sod - Front, Sides, and Rear Yard w/ Community Irrigation