



1809 LIVE OAK

**HOMESITE 126**

238 Cline Way  
Beaufort, NC

## THE LOOKOUT HOMEPLAN

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

**\$309,900**



\*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**

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Photos, Options,  
Virtual Tours & More

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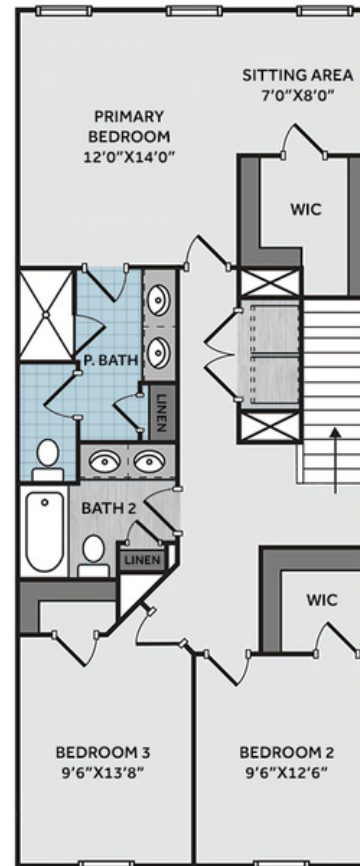
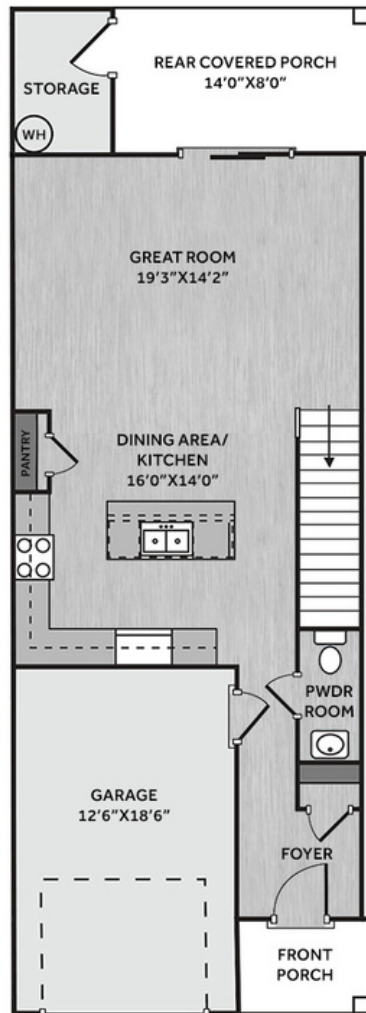
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BUILDING, INC.

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



Step into this thoughtfully designed townhome through a welcoming foyer with a coat closet and powder room, leading into an open-concept first floor with durable LVP flooring. The kitchen overlooks the dining area and great room and includes a large island with seating, white shaker cabinets, "New Caledonia" granite countertops, white subway tile backsplash, a pantry, and stainless-steel appliances—including a smooth top range, microwave, and dishwasher. From the spacious great room, step onto the covered rear porch with access to an exterior storage closet. 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 quartz vanity, 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 centrally located laundry closet sits at the top of the stairs for added convenience. Exterior features include low-maintenance vinyl siding with shake accents, dimensional roof shingles, and a front door painted in SW "Rosemary". 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



## LIGHTING



## PAINT



## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Binx White Flat Panel Cabinets w/ Brushed Nickel 6501195 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/ 36" Wall Cabinets
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Carrara Delphi Quartz Countertops w/ Square Bowls
- Binx White Flat Panel Cabinets w/ Brushed Nickel BP20576195 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: CG07 12x24 Staggered w/ #89 Smoke Gray Grout / Floor: LP21 2x2 w/ #89 Smoke Gray Grout
- ARO4 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- CG07 12x24 Staggered w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Primary Interior Color: First Star SW7646 w/ White Ceilings
- Open Rails on 1st Floor
- Two Piece Crown Molding in Primary Suite
- Board & Batten Style Wainscotting - Foyer
- One Piece Crown Molding - Downstairs Common Areas
- Paint & Trim - Garage

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Belton One Light Mini Pendants over Kitchen Island
  - Model: 6114501-962
- 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 Brushed Nickel Handleset
- Front Door Painted: Rosemary SW6187
- Black Architectural Shingles
- Square Panel Front Columns
- Victorian Gray Vinyl Body Siding
- Quiet Willow Shake 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

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