

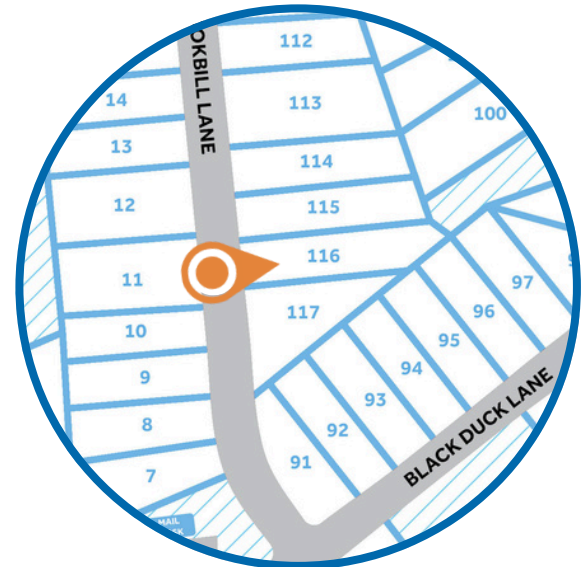
THE CLAYTON HOMEPLAN

ELEVATION F

2,560 SQFT | 4 BR | 3.5 BA | 3 CAR GARAGE



\$399,900



.61 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



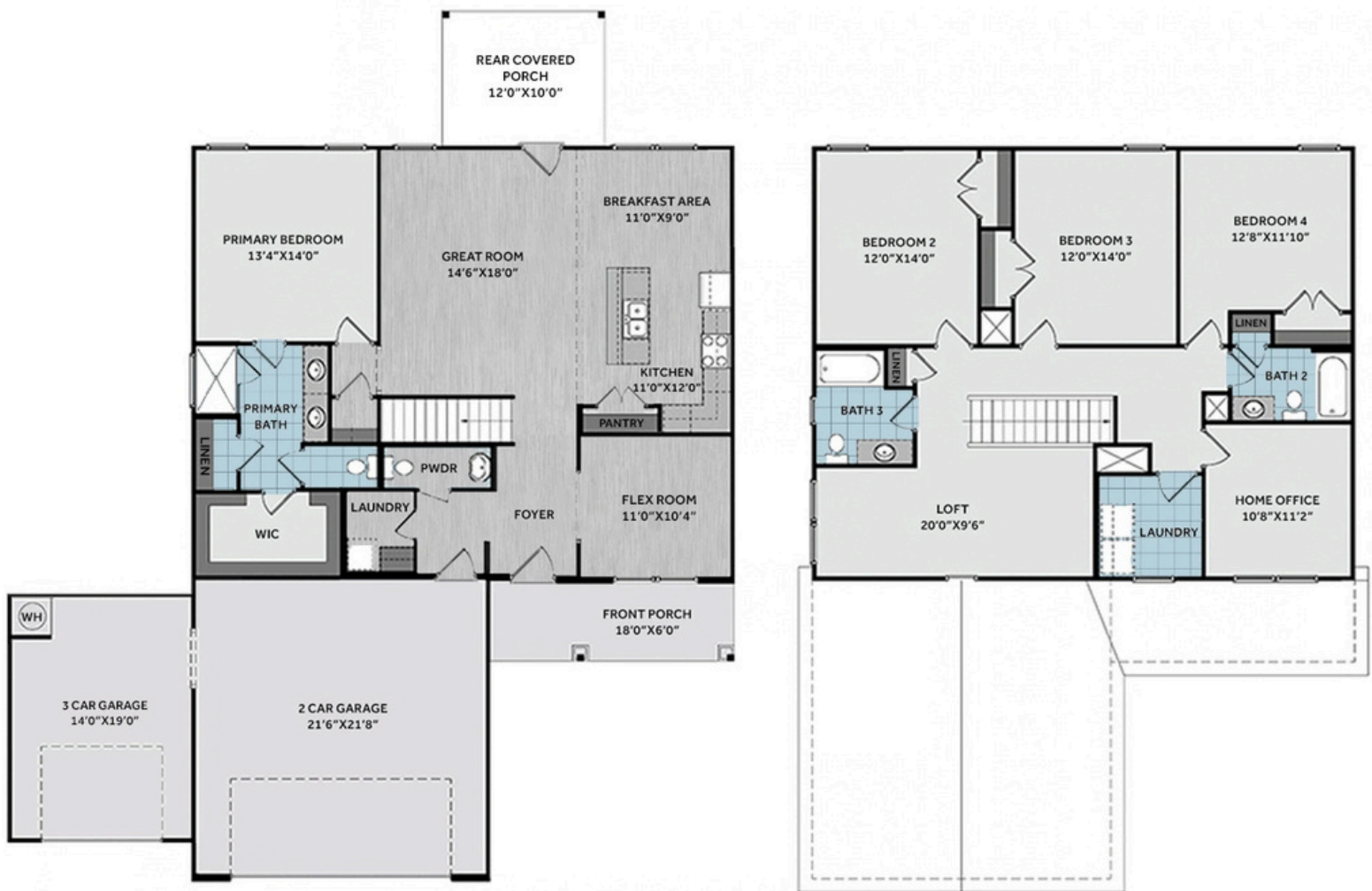
Photos, Options,
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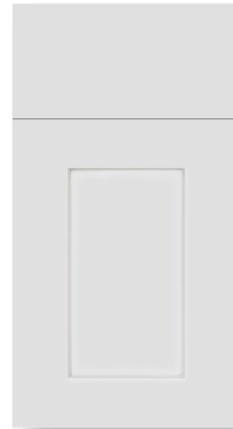
Designed for comfortable everyday living, this home features a spacious great room that opens to the covered rear porch, creating seamless indoor-outdoor living. Just off the foyer, a versatile flex room offers the perfect space to suit your needs. The first-floor primary suite provides a private retreat with a dual-sink quartz vanity, walk-in shower, linen closet, private water closet, and spacious walk-in closet. The kitchen overlooks the great room and breakfast area and features an island with sink, "Delphi" quartz countertops, white cabinetry, a horizontal picket backsplash, pantry, and stainless-steel appliances. A functional mudroom off the garage entry includes a stacked washer/dryer, cabinetry, and convenient access to a half bath. Upstairs offers a loft with linen storage, a home office, three additional bedrooms, two full bathrooms, and a laundry room with washer/dryer connections. Exterior highlights include a welcoming front porch, low-maintenance vinyl siding with board and batten accents, dimensional shingles, and smart keypad entry. Additional features include a 3-car garage, fiber-optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

KITCHEN

**Designer Option Added*



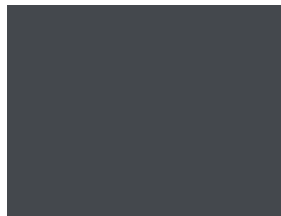
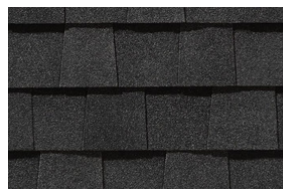
BATHROOM



FLOORING



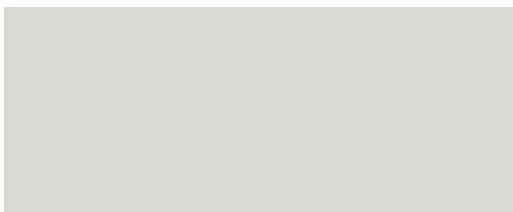
EXTERIOR



LIGHTING



PAINT



APPLIANCES



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
- 2x5 Horizontal Pickets - Mythology / MY96 2x5 Horizontal Pickets w/ #42 Platinum Grout Kitchen Backsplash
- Soft Close Hinges on Cabinet Doors
- Flat Polish Edge Delphi 2CM Quartz Countertops
- 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)
- Arctic 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, Bath #3
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Powder Room, Bath #2, Bath #3
- Gerber Maxwell Petit Pedestal Sink in Powder Room

FLOORING

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Flex Room, Kitchen / Breakfast Area, Powder Room, Downstairs Laundry
- Streamline - Carrara White #1182 Vinyl in Primary Bath, Bath #2, Bath #3, Upstairs Laundry
- Shaw Graceful Finesse Concrete Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4, Office, Loft, Stairs

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 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

- Painted Craftsman 3-Light Glass View over 3-Panel Front Door w/ Smart Keypad Deadbolt
- Front Door Painted: Cyberspace SW7076
- Moire Black Dimensional Shingles
- Everest Vinyl Body Siding
- Brunswick Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door
- White Gutters on Front of Home