

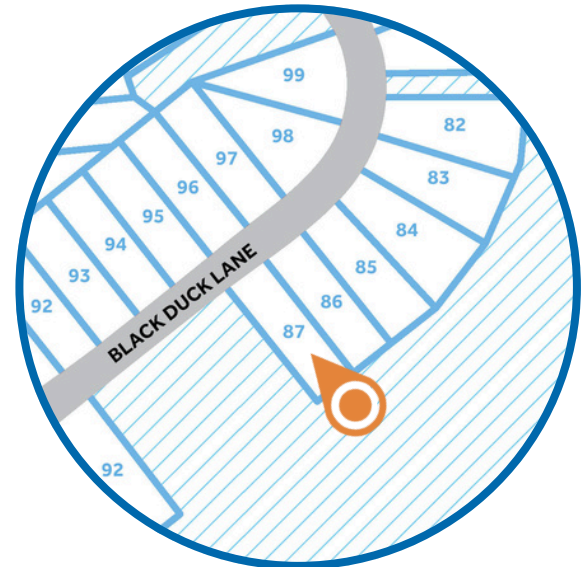
THE AVERY HOMEPLAN

ELEVATION A

1,866 SQFT | 4 BR | 2 BA | 3 CAR GARAGE



\$359,900



.46 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



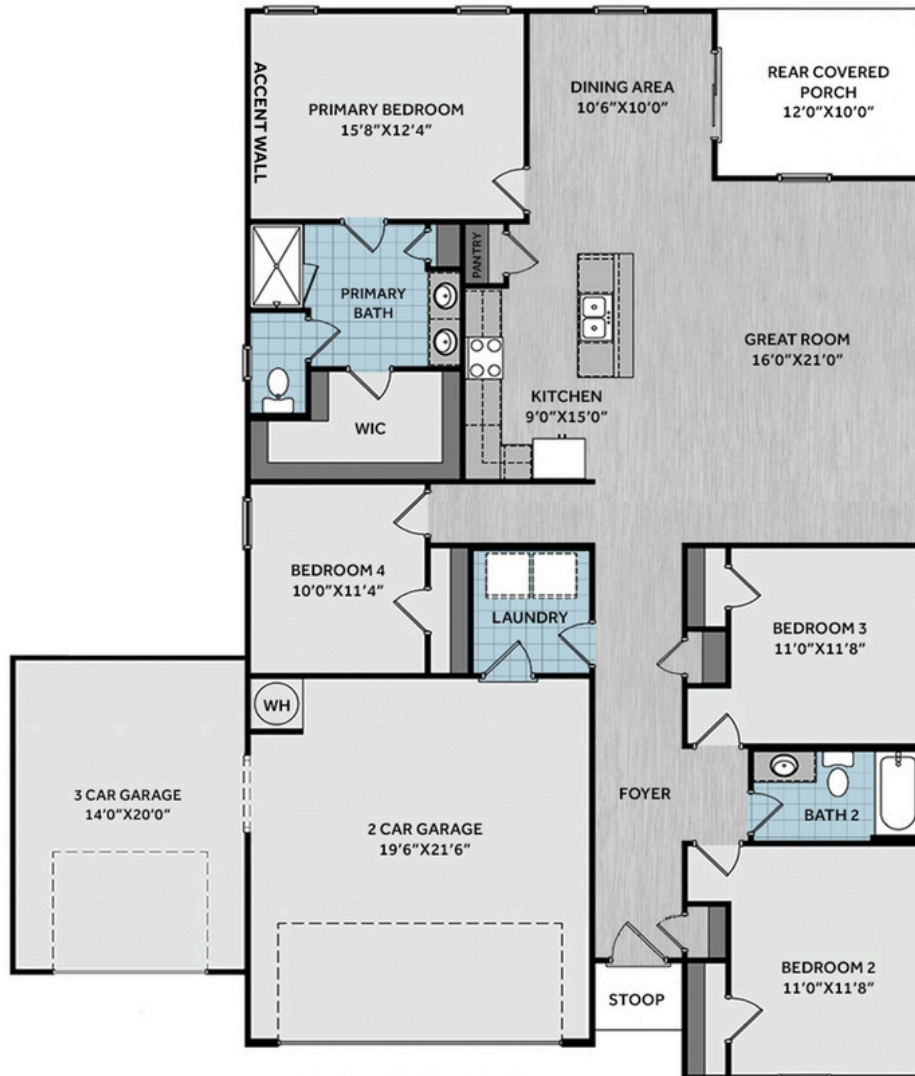
Photos, Options,
Virtual Tours & More



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The welcoming foyer opens to two bedrooms and a full hall bath with a vanity and tub/shower combo, ideal for family or guests. A convenient mudroom with washer/dryer connections offers direct access to the garage for everyday ease. A spacious great room flows into the kitchen, complete with a center island, "Delphi" quartz countertops, white shaker cabinets, pantry, and stainless-steel appliances, and connects seamlessly to the dining area. The dining area opens to the rear-covered porch, perfect for relaxing or entertaining. Just off the kitchen, the private primary suite provides a peaceful retreat and showcases a SW "Stardew" board and batten accent wall and an ensuite bathroom containing a dual quartz sink vanity, walk-in shower, private water closet, linen closet, and a large walk-in closet. Exterior details include low-maintenance vinyl siding, dimensional roof shingles, and a front door painted in SW "Foggy Day" with smart keypad entry. Additional highlights include a three-car garage, fiber optic internet availability, Energy Plus Certification, and a 1-2-10-year builder in-house warranty.

KITCHEN



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
- Soft Close Hinges on Cabinet Doors
- Flat Polish Edge Delphi 2CM Quartz 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)
- 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
- Raised/Elongated ADA Gerber Banner Toilet in Primary Bath & Gerber Banner Elongated Bowl Toilet in Bath #2

FLOORING

- Shaw Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area
- Streamline - Carrara White #1182 Vinyl in Primary Bath, Bath #2, Laundry
- Shaw Graceful Finesse Concrete Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ White Ceilings
- Accent Wall Option #3 - Board & Batten Panel Accent Wall: Satin Painted Stardew SW9138 - Primary Bedroom
- Embark Trim Package w/ 3 ¼" Baseboard and 2 ¼" Casings on all Doors & Windows

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: Foggy Day SW6235
- Moire Black Dimensional Shingles
- Deep Granite Vinyl Body Siding
- White Exterior Trim
- Storm Cloud Raised Panel Shutters
- 6 over 6 White Windows
- White Gallery Steel Short Panel Garage Doors
- White Gutters on Front of Home