

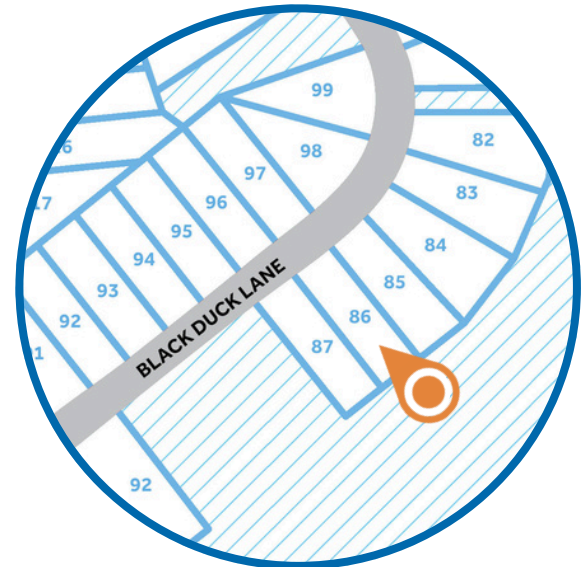
THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE



\$389,900



.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

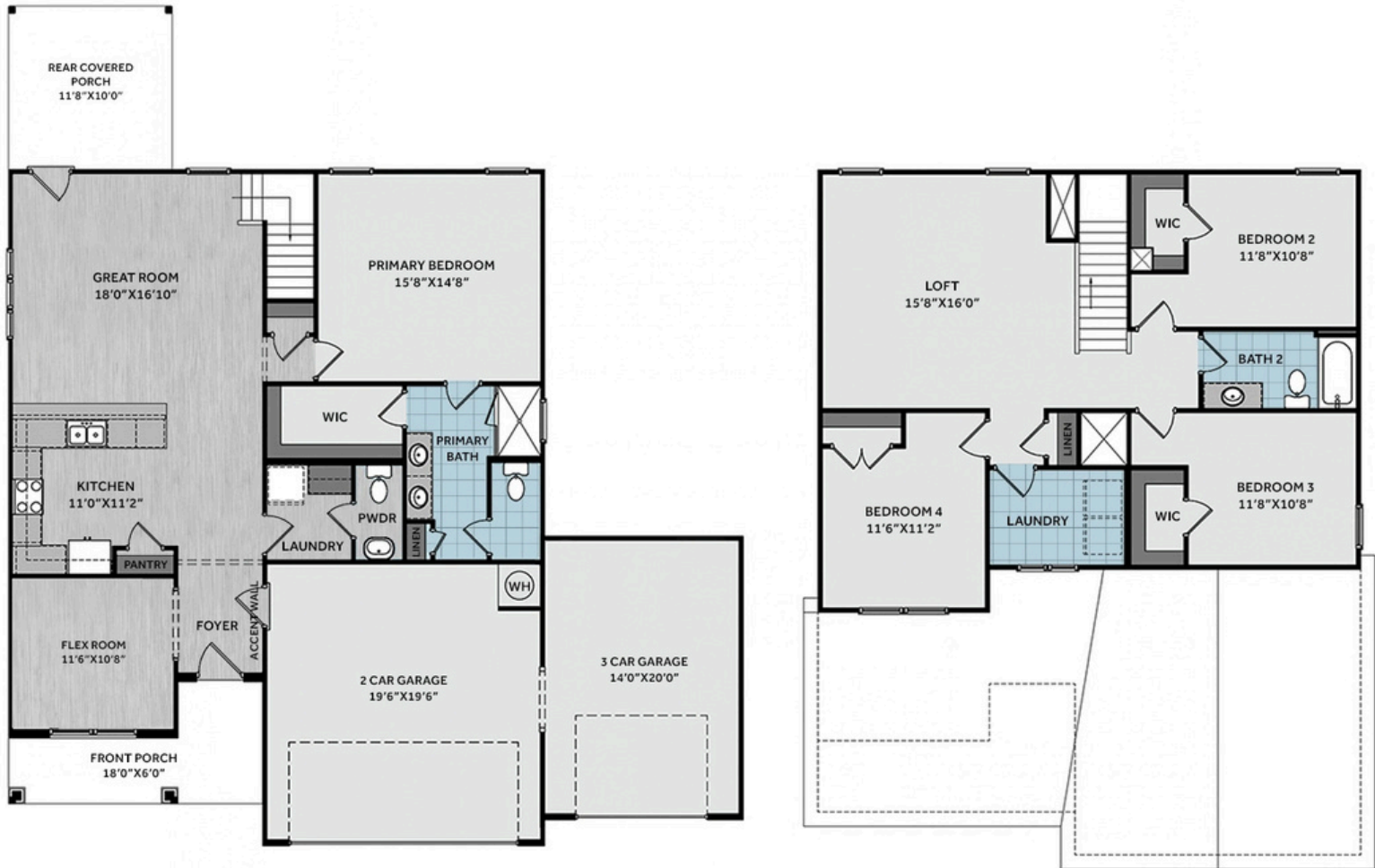
910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More





Upon entering, the foyer showcases a striking SW "Retreat" color-drenched board-and-batten accent wall, while a flex room offers versatile living space. The entryway also leads to a mudroom with a stacked washer/dryer, a base cabinet, and access to a half-bath. The kitchen offers ample countertop space with a sink overlooking the great room, bar seating, "Arctic White" quartz countertops, white cabinetry, pantry, and stainless-steel appliances. The open great room provides easy access to the rear-covered porch. Off the great room, the spacious first-floor primary suite is a peaceful retreat and features an en-suite bathroom with a dual quartz sink vanity, walk-in shower, private water closet, linen closet, and a spacious walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom. The exterior features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a spacious front porch, and smart keypad entry. Other highlights include a three-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

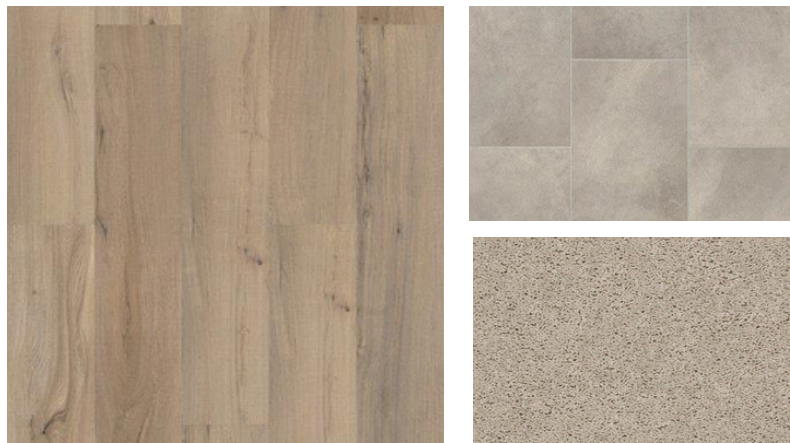
KITCHEN



BATHROOM



FLOORING



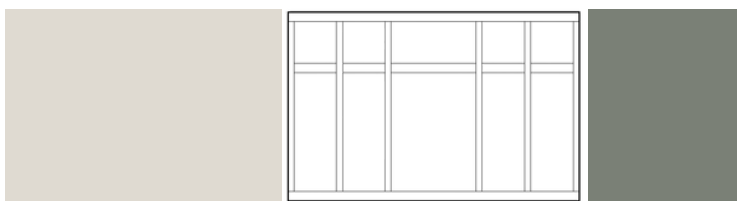
EXTERIOR



LIGHTING



PAINT



APPLIANCES





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LOT 86 | ELEVATION F
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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 Arctic White 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)
- Frost 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 Powder Room, Bath #2
- Gerber Maxwell Petit Pedestal Sink in Powder Room

FLOORING

- Shaw Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Flex Room, Kitchen, Powder Room, Downstairs Laundry
- Origins - Prime #5146 Vinyl in Primary Bath, Bath #2, Upstairs Laundry
- Shaw Graceful Finesse Ecru Carpeting in Primary Bedroom/WIC, Bedroom #2, Bedroom #3, Bedroom #4, Loft, Stairs

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ White Ceilings
- Accent Wall Option #3 - Board & Batten Panel Accent Wall: Semi Gloss Painted Retreat SW6207 - Foyer Garage Entry Wall
- 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: Retreat SW6207
- Moire Black Dimensional Shingles
- Sage Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Short Panel Garage Door
- White Gutters on Front of Home

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.

