



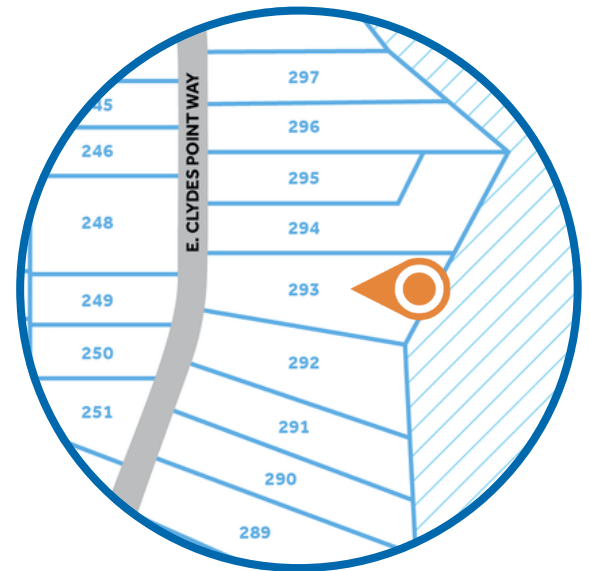
HOMESITE 293

805 E. Clydes Point Way
Wendell, NC

THE PAGE HOMEPLAN

ELEVATION F

2,927 SQFT | 4 BR | 3.5 BA | 3 CAR GARAGE



1.13 ACRE

Classic and understated style, coupled with an ideal location and approachable affordability lead you home to Maggie Way! Cool off by the pool or cast a line into the five-acre lake. Your community offers a spacious "Tot Lot" where kids of all ages will have room to roam and scale the brand-new playground.

Located in the peaceful rural community of Archer Lodge, Maggie Way might feel like a serene country escape, but it's only a few short minutes from the big city opportunities of Raleigh. For those who want the best of both worlds, who want big city life without being overwhelmed by it, who still love the scent of clean air and the sight of unsullied blue skies, and who want to work, play, and live their best lives in their own backyard, this is the place to be!

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More

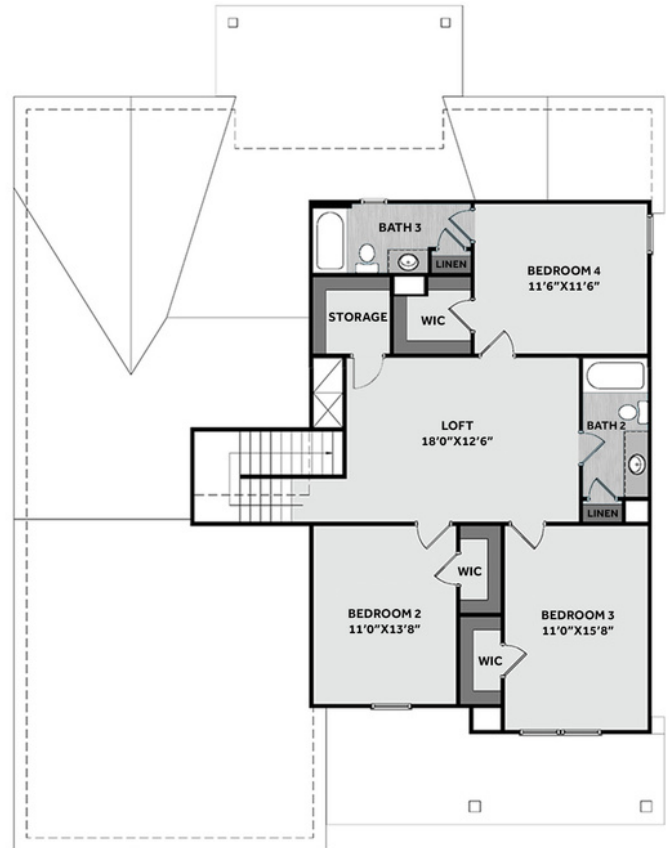
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This beautifully designed home combines style and function throughout. The first-floor primary suite offers a tray ceiling with crown molding and an ensuite bath featuring a dual quartz sink vanity with a center drawer stack, a walk-in tile shower, private water closet, linen closet, and spacious walk-in closet. The great room showcases built-in shelving, a gas log fireplace accented by a stained floating mantel, and access to a rear covered porch. The kitchen features a large island overlooking the great room, "Trigato" quartz countertops, white shaker cabinets, herringbone backsplash, pantry cabinet, dining area, and stainless-steel appliances including a smooth top range, microwave, and dishwasher. A private study with French doors provides the perfect home for a flex space. The mudroom conveniently connects to the laundry room. Upstairs, a spacious loft is complemented by a private guest suite with its own full bath, plus two additional bedrooms with walk-in closets and access to a full hall bath. Exterior highlights include vinyl siding, board and batten accents, stone facade, dimensional roof shingles, a spacious front porch with black metal rails, and smart keypad entry. Set on a 1.13-acre lot, this home includes a 3-car garage, Energy Plus certification, fiber optic internet availability, and a 1-2-10 in-house builder warranty.

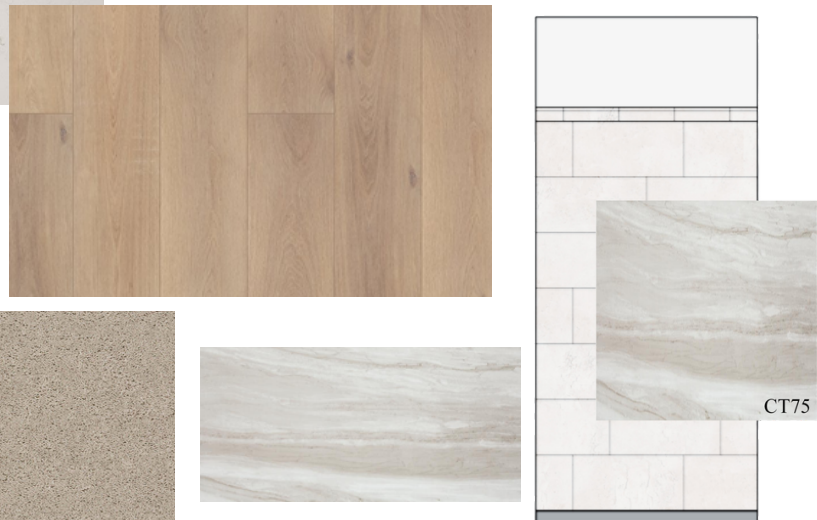
KITCHEN



BATHROOM



FLOORING



EXTERIOR



PAINT



LIGHTING



KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- ½ Bullnose Edge Trigato Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY93 4x12 w/ #94 Walnut Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Electric Stainless Steel Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, Bath #3
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Deluxe Tile Pattern - Option #1 Primary Tile Shower 36" x 60" - Wall: CT75 12x24 Staggered w/ #95 Mink Grout / Floor: CT75 2x2 Straight w/ #95 Mink Grout
- SV17 w/ #94 Walnut Grout on Bath #2, Bath #3 Shower Surround

FLOORING

- Enterprise 9"- Ravenswood Oak #2091A LVP in Foyer, Great Room, Study, Kitchen / Dining Area, Powder Room, Hall #1, Hall #2, Bath #2, Bath #3, Laundry
- CT75 12x24 Staggered w/ #95 Mink Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Level 1 Open Rails 1st Floor
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
 - Model: 5192603-962
- 5 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

GREAT ROOM BUILT-INS & FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained Toasted Barrel
- Great Room Built-ins w/ Bookshelves
 - Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
 - ½ Bullnose Edge Trigato Quartz Countertops

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Iron Ore SW7069
- Moire Black Dimensional Shingles
- BandSawn w/ Brackets Front Columns
- Shadow Mountain Stack Stone Facade
- Quiet Willow Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Short Panel Garage Door w/ Glass Inserts and Decorative Hardware
- White Gutters



THE PAGE HOMEPLAN

LOT 293 | ELEVATION F
2,927 SQFT | 4 BR | 3.5 BA | 3 CAR GARAGE

DESIGN OPTIONS SUMMARY

STRUCTURAL	BASE HOUSE PRICE: \$530,912
Optional Elevation F w/ Stone	\$3,750
Optional 3rd Car Garage	\$16,500
Optional Gas Fireplace on Interior Wall	\$2,310

DESIGN CENTER OPTIONS \$46,428

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet - Secondary Bath (x3- Powder Room, Bath #2, Bath #3)
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
6-Panel Front Door, 2 ½ Light Sidelights & Transom Package
Kitchen Pendant Light: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)
Add Recess Light Assembly to Non Standard Location (x5- Kitchen)
Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Doors (x2)
Add Decorative Glass & Inserts to 16x7 & 9x7 Doors
Level 1 Rails 1st Floor
Add 42" Wall Cabinets - Kitchen
Add Refrigerator End Panels to Standard Cabinet Layout
Add 2 ¼" Crown to Standard Cabinet Layout
Level 1 Fairmont Half Overlay Shaker Maple Cabinets - Great Room Built-Ins and Bookcase
Primary Bath - Adult Height Vanity
Add 12" Stack of Drawers to Primary Vanity
Kitchen Level 1 Quartz
Great Room Built-Ins Level 1 Quartz Only
Upgrade all Bath Vanity Bowls to Square Bowls
Fillmore Floating Mantel
Sherwin Williams Duration Flat Paint Whole House Package
LVP Lvl 2 - Foyer, Great Room, Study, Kitchen / Dining Area, Powder Room, Hall #1, Hall #2, Bath #2, Bath #3, Laundry
Ceramic Tile Level 3 - Primary Bath Opt. Layout
Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology
Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
Canfield Lighting Package Brushed Nickel (Whole House)
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$68,988

TOTAL SALES PRICE:\$599,900

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