

# The Santuit

43 Viona Lane / Lot #151

Priced as described: \$349,900



**T**his classic 2-story has board & batten gable accents, James Hardie siding & a large front porch ideal for rocking chairs or that favorite hibiscus! Open and airy first floor makes entertaining easy between the Great Room, Breakfast Nook, Kitchen & Formal Dining. Opt for the Office instead of a Formal Dining space to boost the work-from-home productivity. This plan has unique 2nd floor loft area with optional built-in desk & bookcase ideal for a study or mini-den. Huge Laundry with Drop Zone coat hooks & cubbies keep you organized. The kitchen is built for features a large island, barn door pantry & Whirlpool stainless appliances. Impressive 2nd floor Master Suite has a Walk-In Closet & stunning Spa Bath upgrade with a curbless tile shower & free standing tub. All Riptide homes are HERS RESNET rated for energy efficiency. Cloverfield Park has private sewer, 2 miles to ICW boat ramp & in the coveted Topsail School District.

2,350 sqft

3 Bedrooms | 2.5 Baths

MLS # 100072221

910-444-2434



WyndWater and Signature Top Sail NC, Ltd are committed to upholding the standards of the Fair Housing Act. All information contained in this brochure is deemed reliable but is not guaranteed.

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# Stand Out Features

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## Exterior

- ◇ James Hardie Siding, large front & screened porch & gable accents
- ◇ Metal accent roof with Atlas Pinnacle Pristine 30-year architectural shingles
- ◇ Fully sodded lawn with multi-zone Irrigation System & huge screened porch

## Interior

- ◇ Formal Dining or Office Option!
- ◇ Airy & open Great Room, Breakfast Nook & Kitchen
- ◇ Powder Room on 1st floor for guests
- ◇ 2nd floor Loft area perfect for study or mini-den with optional built-in desk & shelves!
- ◇ Laundry Room featuring our Drop Zone with bench seat, coat hooks & cubbies plus a Laundry Chute too!

## Kitchen

- ◇ 42" maple cabinets with soft close doors & drawers with tile back splash offset by under cabinet lighting
- ◇ Granite countertops & stainless steel farm sink
- ◇ Whirlpool Stainless Steel Appliances: electric cooktop with range hood, dishwasher, wall oven with microwave
- ◇ Large barn door pantry & island keep your organized.

## Master Suite

- ◇ Located on the 2nd Floor with massive Walk-In Closet
- ◇ Presidential trimmed ceiling with ambient rope lighting, recessed lights & ceiling fan

## Master Bath

- ◇ Stunning Master Spa Bath upgrade includes a tiled curbless shower in with accent tile, a white freestanding tub & wood-look floor tile.
- ◇ Dual sink vanity for convenience.

## Riptide Extras

- ◇ Hand scraped Mohawk floors throughout the main living spaces
- ◇ App controlled Lyric Alarm & Comfort System!
- ◇ Navien Tankless Gas Water Heater
- ◇ HERS Energy Efficiency Certified by RESNET
- ◇ 7 1/4" baseboards throughout plus 3 1/4" door & window casings along with custom window sills
- ◇ 2-10 Home Warranty at no charge providing 1-year workmanship, 2-year systems and 10-year structural coverage



# The Santuit—1st Floor

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# The Santuit—2nd Floor

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# Warranty & Sales Contacts



**S**ecure in the quality we deliver with 2-10 Home Buyer's Warranty. Riptide Builders provides at no cost to you, the complete 1-2-10 warranty coverage. The 2-10 Home Buyers Warranty® structural home warranty coverage are HUD-approved and fully transferable.

- ◆ Our 1 year warranty provides surety coverage against defects in workmanship and materials.
- ◆ Our 2 year warranty provides systems surety coverage for defects in wiring, piping, and ductwork in electrical, plumbing, heating, cooling, ventilating and mechanical systems.
- ◆ Our 10 year warranty provides coverage for structural defects to load-bearing components protecting properties right from the closing day.



**LONG LIVE HAPPY HOMES®**

Learn more at [www.RiptideBuilders.com/Warranty](http://www.RiptideBuilders.com/Warranty)

**T**he Riptide Sales Team is available to answer all your questions and personally tour you through our finished homes, model homes and jobsites. Please call for more information, visit our website email us. We will be onsite beginning mid-April 2017 every day!

Come on out and see what we have to offer!

910-444-2434 | [info@riptidesalesteam.com](mailto:info@riptidesalesteam.com) | [www.RiptideBuilders.com](http://www.RiptideBuilders.com)



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