

The Rockport

33 Viona Lane / Lot #152

Priced as described: \$349,900



Fantastic coastal touches makes this coastal cottage perfect for the flip-flops and shorts crowd! The Rockport plan has James Hardie siding, stacked stone porch column accents, Bahama shutter & comes with a front porch swing. Use the large Bonus Room as the 4th bedroom with private bath and Walk-In closet. Entire living space is on 1st floor for convenience featuring a Dining area, large eat-in island, Breakfast Nook, Great Room with vaulted ceilings & custom trim highlighting the open layout. The plan has a huge screened porch, Mud Room with our Drop Zone bench seating with coat hooks and storage cubbies plus the amazing Master Spa Bath upgrade featuring freestanding tub, contemporary curbless tiled shower and wood-look floor tile!

2,350 sqft

3 Bedrooms | 3 Baths

MLS # 100067503

910-444-2434



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Stand Out Features

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Exterior

- ◇ James Hardie Siding with stacked stone porch column accents
- ◇ 3M Algae-proof Atlas 30-year architectural shingles
- ◇ Fully sodded lawn with multi-zone Irrigation System
- ◇ Huge screened porch with ceiling fan/light off the rear of home & includes front porch swing!

Interior

- ◇ Coffered ceiling & wainscoting in the Foyer
- ◇ Vaulted Great Room ceiling with Breakfast Nook and Dining area
- ◇ Stacking layout in Laundry Room with built in storage plus mud room coat rack/cubbies
- ◇ Gas fireplace with custom white trim & porcelain tile surround

Kitchen

- ◇ 42" wood cabinets with soft close doors & drawers, tile back splash with optional accent strip all highlighted by under cabinet lighting
- ◇ Exapnsive granite countertops & stainless steel farm sink
- ◇ Whirlpool Stainless Steel Appliances: electric cooktop with range hood, dishwasher, wall oven with microwave
- ◇ Large eat-in island with post legs

Master Suite

- ◇ Located on the 1st Floor
- ◇ Presidential trimmed ceiling with ambient rope lighting, recessed lights & ceiling fan
- ◇ Large Walk-In closet with window

Master Bath

- ◇ Stunning Master Spa Bath upgrade that includes a tiled curbless shower, a white freestanding tub and wood-look floor tile
- ◇ Dual sink upgraded vanity with coordinating framed mirror
- ◇ Toilet area separated by half wall for added privacy

Riptide Extras

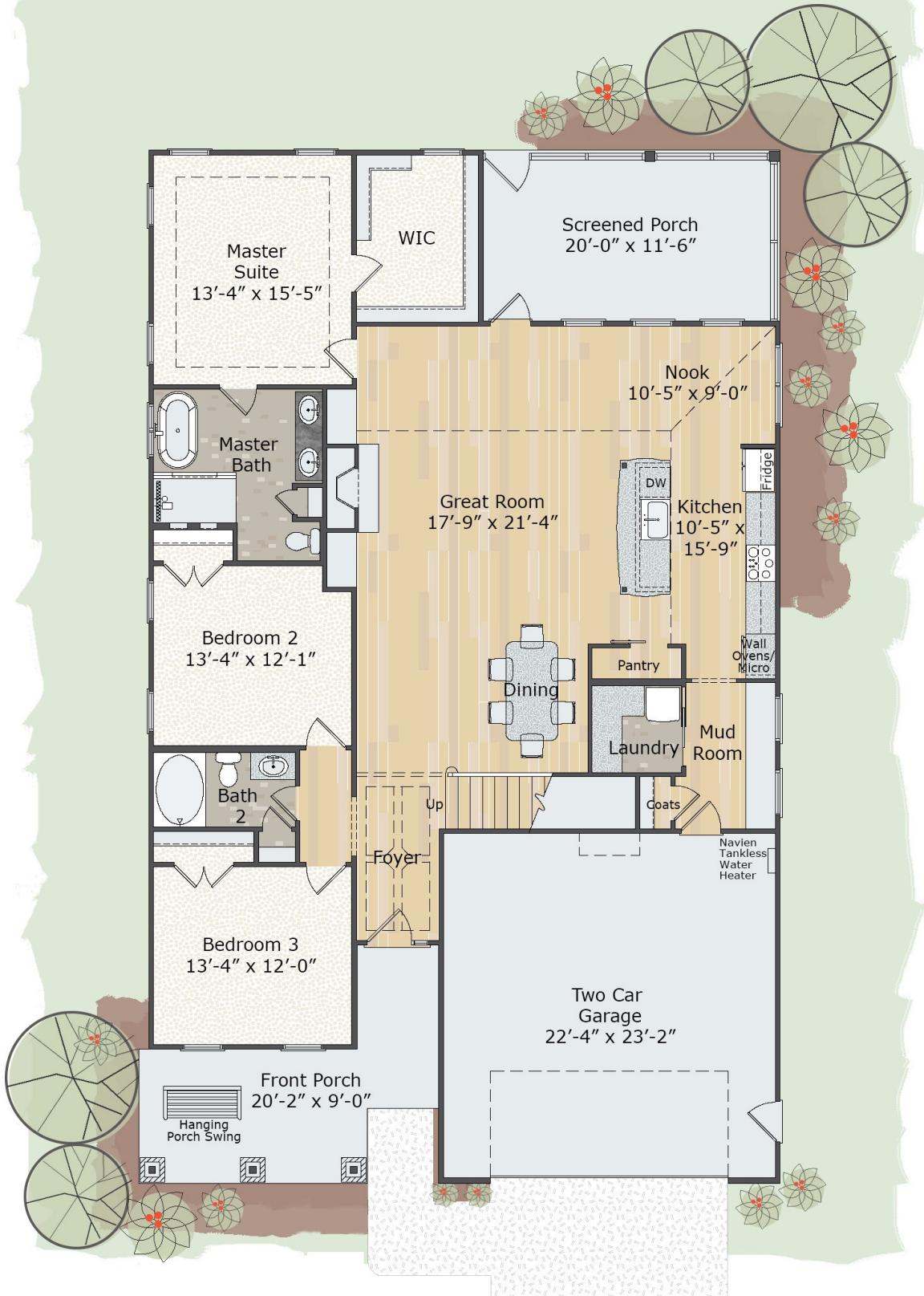
- ◇ Mohawk floors throughout the main living spaces
- ◇ App controlled Lyric Alarm & Comfort System
- ◇ Navien Tankless Gas Water Heater
- ◇ HERS Energy Rated Certified by RESNET for energy efficiency
- ◇ 7 1/4" baseboards throughout plus 3 1/4" door & window casings along with custom window sills
-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



The Rockport—1st Floor

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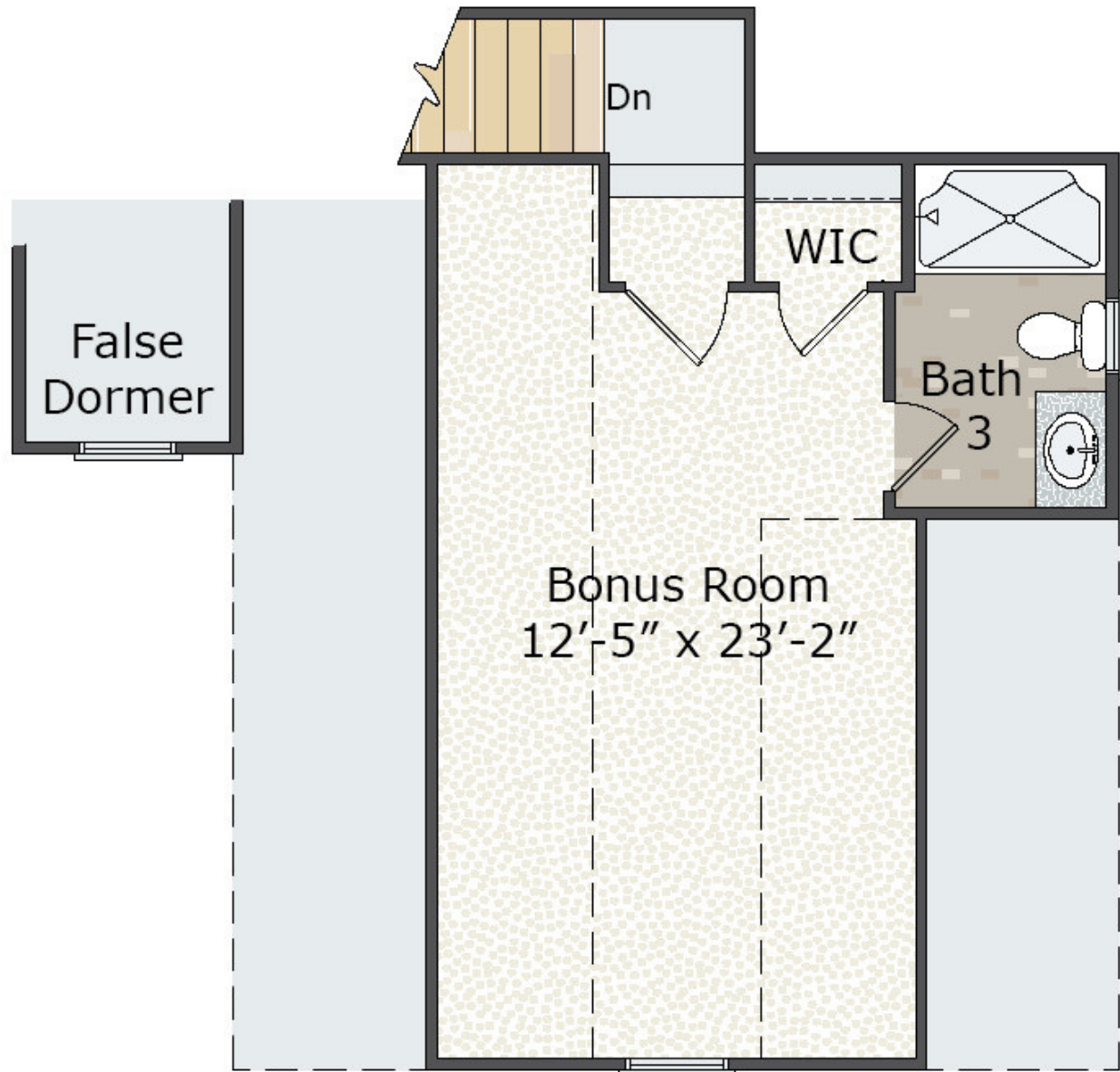
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The Rockport—The 1.5 Floor

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Warranty & Sales Contacts



Secure 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

The 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 | www.RiptideBuilders.com



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