

The Vineyard

196 Aurora Place / Lot #169

Priced as described: \$347,900



Talk about curb appeal! The unique double front doors & triple dormer windows make this home one of a kind at Cloverfield Park at WyndWater! James Hardie siding & the unusual Dutch hip roofline give the Vineyard an inspired coastal look. The Foyer sets an elegant tone for the interior with its cross coffered ceiling, wainscoting & dramatic vaulted ceiling in the Great Room & Dining nook. With a massive screened porch, large Laundry Room with barn door this home is as practical as it is beautiful. The gourmet kitchen has a raised bar island, built-in cabinet pantry & Whirlpool stainless steel appliances. Master Suite features a Walk-In Closet & stunning Spa Bath upgrade featuring 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 .

2,305 sqft

3 Bedrooms | 3 Baths

MLS # 100058633

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, double front door & coastal inspired tripe dormer
- ◇ Metal accent roof with Atlas Pinnacle Pristine 30-year architectural shingles
- ◇ Fully sodded lawn with multi-zone Irrigation System & huge screened porch

Interior

- ◇ Stunning cross coffered ceiling & wainscoting trim in Foyer
- ◇ Airy 13' sloped vaulted ceiling in Great Room and Dining nook
- ◇ Split floor plan provides more privacy for everyone!
- ◇ Laundry Room with barn door & side by side washer/dryer configuration plus built in storage cubbies

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
- ◇ Built-in cabinet pantry, & raised bar island make meal prep a breeze

Master Suite

- ◇ Located on the 1st Floor with large 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 and wood-look floor tile.
- ◇ Dual sink vanity & linen closet 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 Vineyard—1st Floor



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The Vineyard—2nd Floor

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Warranty & Sales Contacts



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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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