

The Ipswich

24 Viona Lane / Lot #146

Priced as described: \$359,900



So much to love packed into this plan! This 2-story features a craftsman style front door, James Hardie siding & gable accents that cranks up the curb appeal. This plan features a cross coffered ceiling with wainscoting in the Foyer, a Study with accent beams plus a dramatic vaulted ceiling through the Great Room, Kitchen & Dining nook. With a huge screened porch, large Laundry Room with Mud Room coat hooks & cubbies, plus 2 guest suites upstairs with Walk-In Closets & en suite baths, the Ipswich plan is ideal for everyone. The gourmet kitchen has large island, oversized closet 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 .

2,450 sqft

3 Bedrooms | 3.5 Baths

MLS # 100058642

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, craftsman style door & 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

- ◇ Stunning coffered ceiling & wainscoting trim in Foyer
- ◇ Airy 13' sloped vaulted ceiling in Great Room and Dining nook
- ◇ 2nd floor guest suites with Walk-In Closets & separate baths!
- ◇ Laundry Room & Mud Room combo featuring our Drop Zone with bench seat, coat hooks & 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
- ◇ Large closet pantry & island keep your organized.

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 for convenience.

Riptide Extras

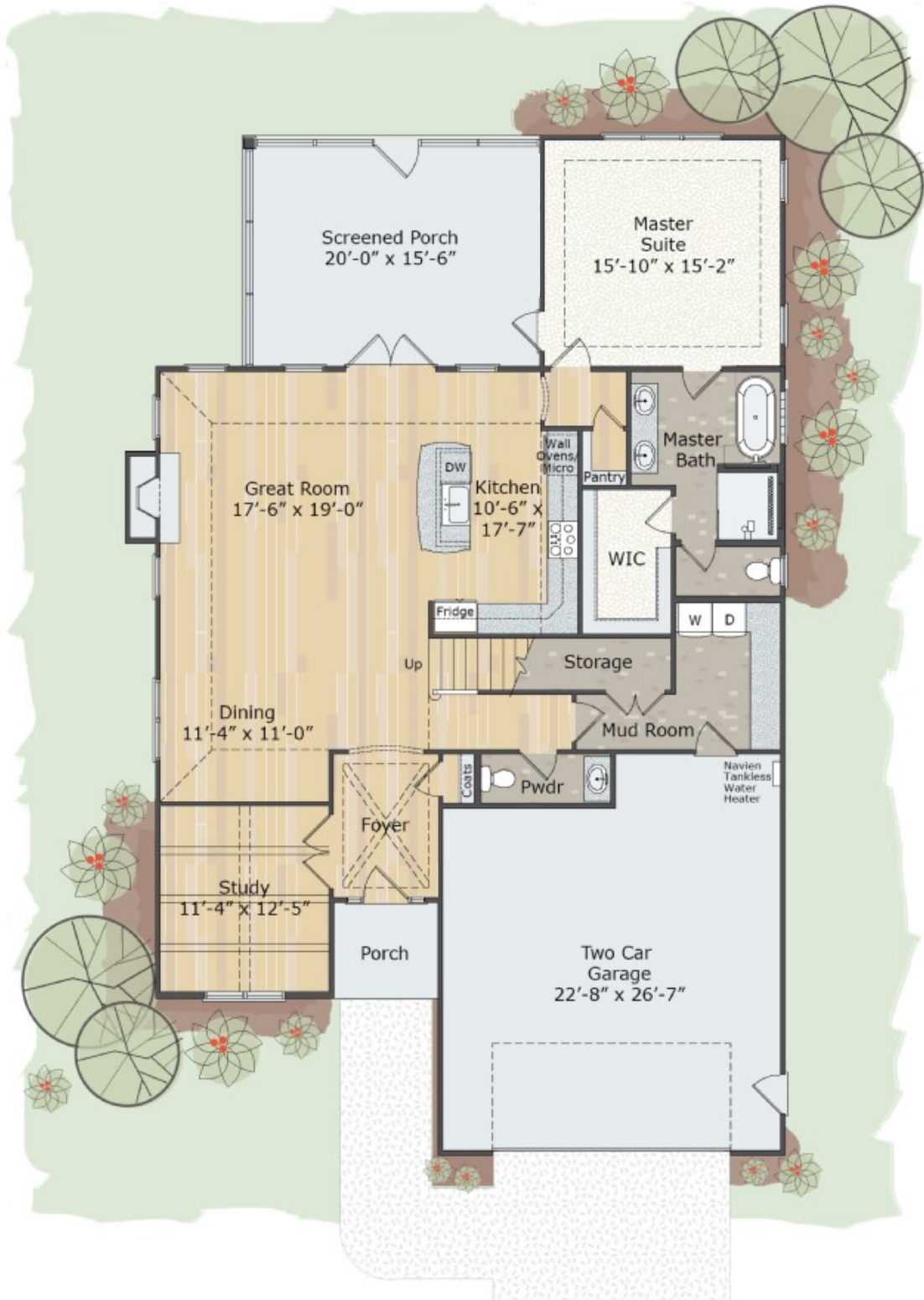
- ◇ Hand scraped Mohawk floors throughout the main living spaces
- ◇ App controlled Lyric Alarm & Comfort System!
- ◇ Navien Tankless Gas Water Heater
- ◇ HERS Energy Efficiency Certified by RESNET
- ◇ 7 1/4" baseboards throughout plus 3 1/4" door & window casings along with custom window sills
- ◇ 2-10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



The Ipswich—1st Floor

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The Ipswich—2nd 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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