

The Sagamore

34 Viona Lane / Lot #147

Priced as described: \$336,900



This charming 1.5 story Cape Cod inspired bungalow may be small in footprint, but features plenty of luxury details to please the most discriminating buyer! Bahama shutters, James Hardie siding, gable accents & roof dormers create a casual coastal exterior look. Entertain with ease in the open 1st floor elegantly finished with accent beams in the Great Room & Kitchen, coffered ceilings & wainscoting in the Formal Dining complimented by the unique Butler's Pantry. Opt for the Office instead of a Formal Dining for the utmost in telecommuting style! A 2nd floor bonus can be 4th bedroom with it's own bath & closet. The kitchen features Whirlpool stainless appliances. Stylish 1st floor Master Suite has a Walk-In Closet & stunning Spa Bath upgrade with a curbless tile shower & free standing tub. HERS RESNET rated for energy efficiency. Cloverfield Park has private sewer, 2 miles to ICW boat ramp, & in the coveted Topsail School District.

2,250 sqft

3 Bedrooms | 3 Baths

MLS # 100058723

910-444-2434



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Stand Out Features

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Exterior

- ◇ James Hardie Siding, roof dormers, huge rear screened porch, Bahama shutters & 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 with Butler's Pantry or choose the Home Office option!
- ◇ Open Great Room with accent beams & fireplace
- ◇ 2nd floor Bonus Room ideal for 4th bedroom or Man Cave!
- ◇ Laundry Room with 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
- ◇ Large barn door pantry & plenty of countertop space make entertaining a breeze.

Master Suite

- ◇ Located on the 1st Floor with spacious 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 Sagamore—1st Floor

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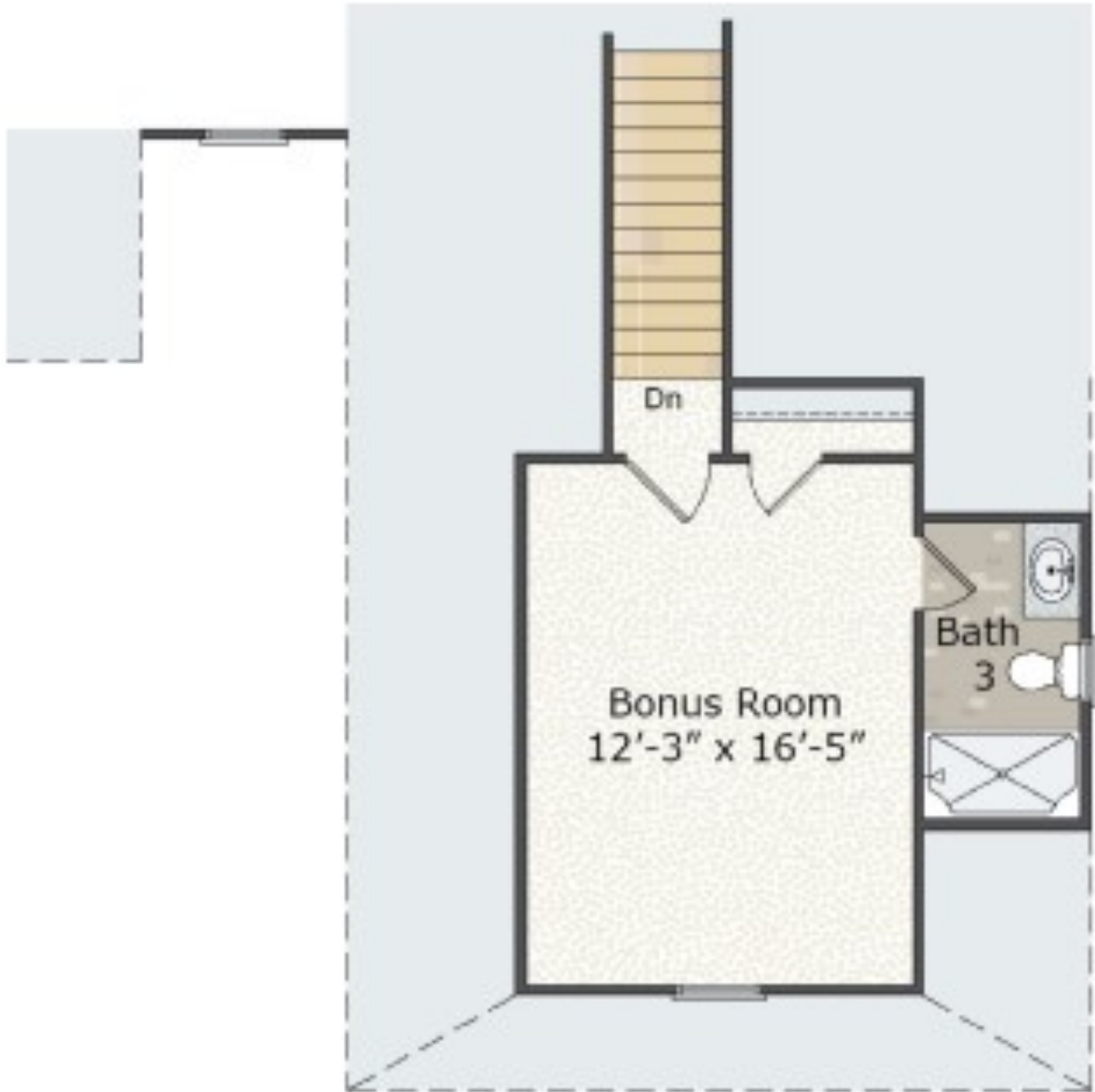
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The Sagamore—2nd Floor

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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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