

The Easton



23 Viona Lane / Lot #153

Priced as described: \$321,900



The large screened porch is an ideal spot for watching nature! This spacious Easton plan has Jack 'n Jill bath for the 2 bedrooms upstairs plus Walk-In closets! Downstairs enjoy the Formal Dining Room and Foyer, both with coffered ceiling and wainscoting, an open concept main living space with vaulted ceiling Great Room, a large kitchen featuring a barn door pantry and Breakfast Nook. Power Room and large coat closet make entertaining a breeze while the massive Laundry Room with side by side layout comes with built-in storage galore. This 2-story plan has James Hardie siding, a charming mini pergola over the garage and tapered front porch columns. Comes upgraded with our Master Spa Bath featuring freestanding tub, curbless tiled shower and wood-look floor tile!

2,150 sqft

3 Bedrooms | 2.5 Baths

MLS # 100072269

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.

WYND WATER

Stand Out Features

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Exterior

- ◇ James Hardie Siding in Deep Ocean color with garage pergola, Bahama shutter and tapered front porch columns
- ◇ 3M Algae-proof Atlas 30-year architectural shingles in Pristine Pewter color
- ◇ Fully sodded lawn with multi-zone Irrigation System
- ◇ Large screened porch with ceiling fan/light off the rear of home

Interior

- ◇ Coffered ceiling & custom wainscoting in both Formal Dining & Foyer
- ◇ Vaulted Great Room ceiling & Breakfast Nook
- ◇ Side by side configuration in the massive Laundry Room with generous built in storage cubbies
- ◇ Gas fireplace with custom white trim & porcelain tile surround in Delta Haze color

Kitchen

- ◇ White color 42" wood cabinets with soft close doors & drawers, gray subway tile back splash paired with under cabinet lighting
- ◇ Luna Pearl color granite countertops & stainless steel farm sink
- ◇ Whirlpool Stainless Steel Appliances: electric cooktop with range hood, dishwasher, wall oven with microwave
- ◇ Large barn door pantry & eat-in island

Master Suite

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

Master Bath

- ◇ Stunning Master Spa Bath upgrade that includes a 4x16 tiled curbless shower in Arctic White color with Waterfall color accent, a white freestanding tub and Natura wood-look 6x24 floor tile in Newport Blue color
- ◇ Dual sink upgraded vanity with coordinating framed mirror
- ◇ Toilet in separate water closet for privacy

Riptide Extras

- ◇ Hand scraped Mohawk Weatherby Birch floors in Graphite color throughout the main living spaces
- ◇ App controlled Lyric Alarm & Comfort System!
- ◇ Navien Tankless Gas Water Heater
- ◇ HERS Energy Rated 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 Easton—1st Floor



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Home



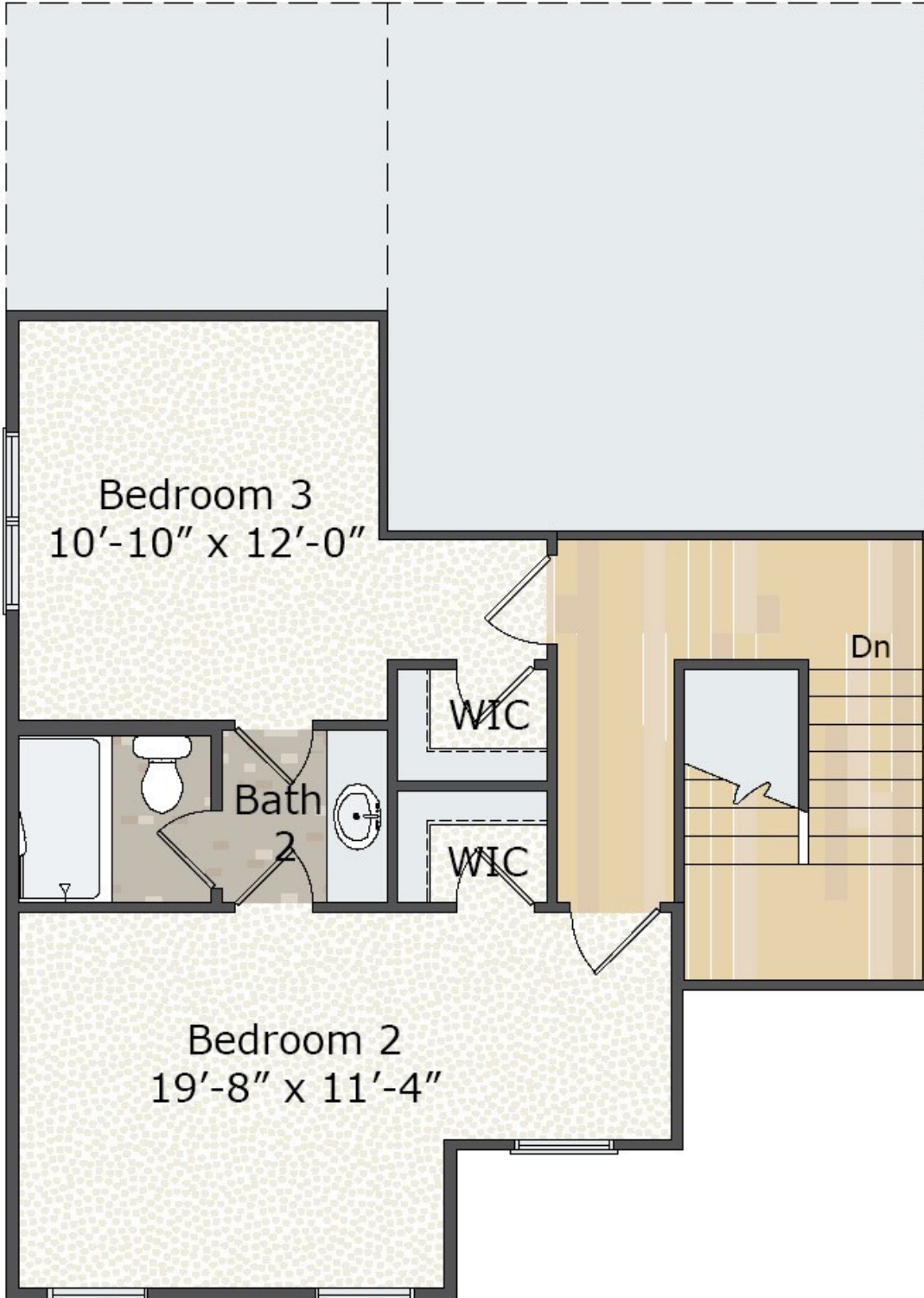
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The Easton—The 2nd Floor

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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@riptidealesteam.com | www.RiptideBuilders.com



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