

# The Arlington

63 Evergreen Lane / Lot #160

Priced as described: \$304,900



Overlooking the pond in Cloverfield Park at WyndWater, our Arlington plan is the perfect home for everyone! James Hardie siding & stacked stone accents create stately curb appeal. This home has an airy feel with 2-story ceilings carrying from the Foyer to the Great Room which has Screen Porch access. The gourmet kitchen has an oversized island along with a built-in banquette breakfast nook, walk-in pantry & all Whirlpool stainless steel appliances. Formal Dining Room/Office! Laundry chute too! Private 1st flr Master Suite w/ his & hers closets & stunning Master Bath option featuring a curbless tile shower & free standing tub. All Riptide homes are HERS Resnet tested for energy efficiency. Cloverfield park has private sewer, 2 miles to ICW boat ramp & in the coveted Topsail School District .

2,000 sqft

3 Bedrooms | 3.5 Baths

MLS # 100054438

910-444-2434



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# Stand Out Features



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## Exterior

- ◇ James Hardie Siding in Sail Cloth color with stacked stone accents in Bucks County color
- ◇ Metal accent roof in medium bronze color with Pristine Black 30-year architectural shingles
- ◇ Fully sodded lawn with multi-zone Irrigation System & large screened porch

## Interior

- ◇ Stunning 2-story ceiling & wainscoting trim in Foyer
- ◇ Built-in banquette seating in Nook
- ◇ Formal Dining Room features a beam cased opening
- ◇ Laundry Chute in oversized room with built in storage cubbies

## Kitchen

- ◇ White 42" solid wood cabinets with soft close doors & drawers with gray subway tile back splash offset by under cabinet lighting
- ◇ Ashen White granite countertops & stainless steel farm sink
- ◇ Whirlpool Stainless Steel Appliances: electric cooktop with range hood, dishwasher, wall oven with microwave
- ◇ Huge corner closet pantry with shelving
- ◇ Large 8' granite eat-in island with graphite cabinets, white wainscoting & decorative post legs

## Master Suite

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

## Master Bath

- ◇ Stunning Master Spa Bath upgrade that includes a tiled curbless shower in Current gray color with matching herringbone accent, a white freestanding tub and 6x24 wood-look floor tile in Cape Cod Charcoal color.
- ◇ Dual sink upgraded vanity with coordinating framed mirrors
- ◇ Toilet in separate water closet for privacy

## Riptide Extras

- ◇ Hand scraped Mohawk Glenford Hickory floors in a warm Anchor Hickory 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



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# The Arlington—1st Floor



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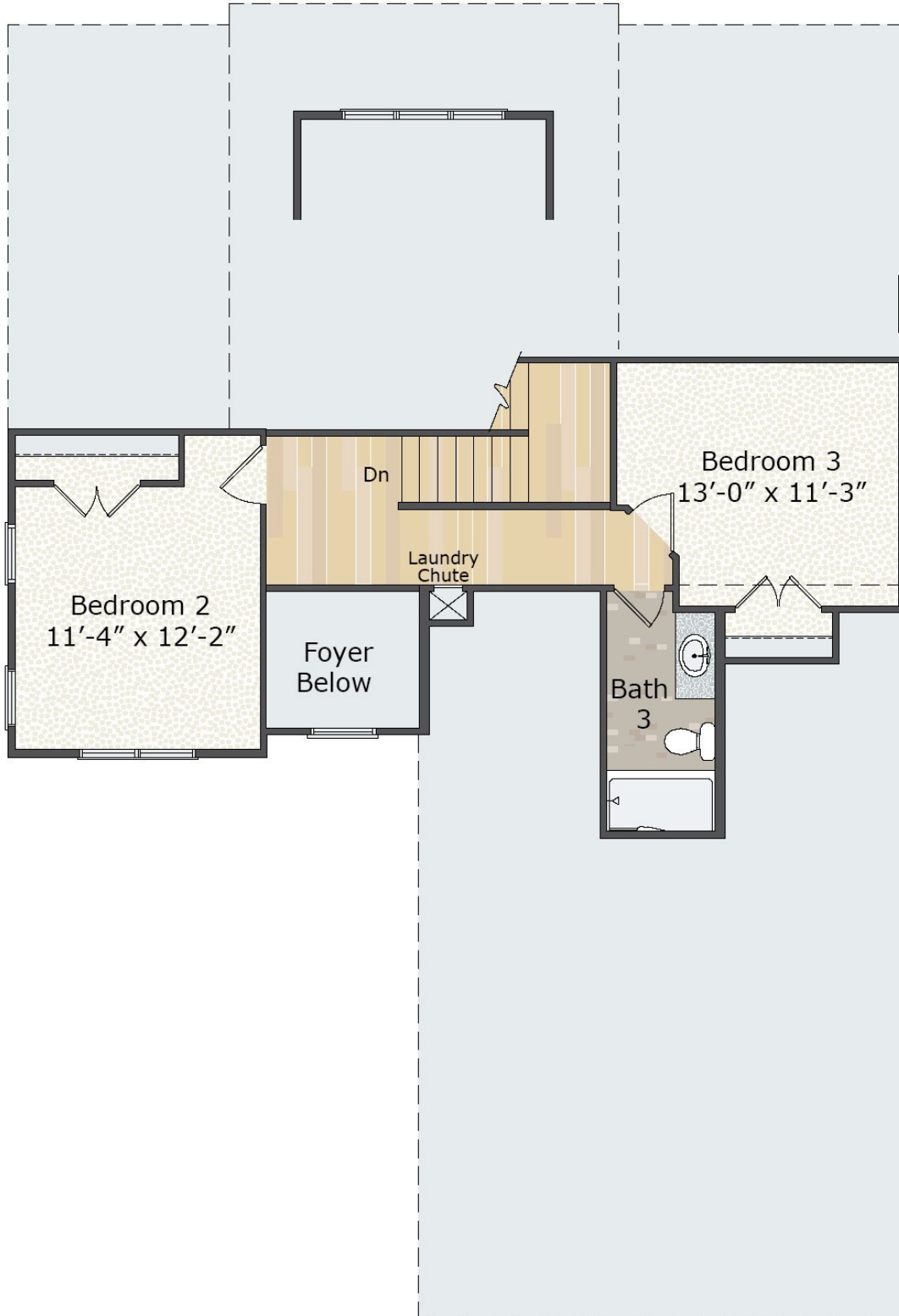
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# The Arlington—2nd Floor

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# Warranty & Sales Contacts



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**S**ecure 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](http://www.RiptideBuilders.com/Warranty)

**T**he 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](mailto:info@riptidesalesteam.com) | [www.RiptideBuilders.com](http://www.RiptideBuilders.com)



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