

# The Bournedale

178 Aurora Place / Lot #168

Priced as described: \$341,900



Backing up to the open common area in Cloverfield Park at WyndWater, our Bournedale plan sits on one of the larger lots in this section! James Hardie siding, & coastal inspired Bahama shutters give this home great curb appeal. This home impresses from the start with its 2-story foyer, accents beams in the Great Room & cross-coffered ceiling in the Office. With a large open Dining space adjacent to the kitchen entertain is a breeze. The gourmet kitchen has a large prep island, barn door pantry & all Whirlpool stainless steel appliances. Master Suite large 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 .

2,250 sqft

3 Bedrooms | 3 Baths

MLS # 100058280

910-444-2434



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WYND WATER

# Stand Out Features



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## Exterior

- ◇ James Hardie Siding, coastal inspired Bahama shutters & tapered front porch columns
- ◇ Metal accent roof with Atlas Pinnacle Pristine 30-year architectural shingles
- ◇ Fully sodded lawn with multi-zone Irrigation System & large screened porch

## Interior

- ◇ Stunning 2-story ceiling & wainscoting trim in Foyer
- ◇ Office with cross coffered ceilings & storage closet
- ◇ Large open dining space with wainscoting
- ◇ Laundry Room with side by side washer/dryer configuration 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
- ◇ Huge barn door pantry with shelving
- ◇ Large granite prep island with base cabinets,

## Master Suite

- ◇ Located on the 2nd Floor
- ◇ Presidential trimmed ceiling with ambient rope lighting, recessed lights & ceiling fan
- ◇ Walk-In Closet

## 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.
- ◇ Split dual vanities give space for toiletries.

## Riptide Extras

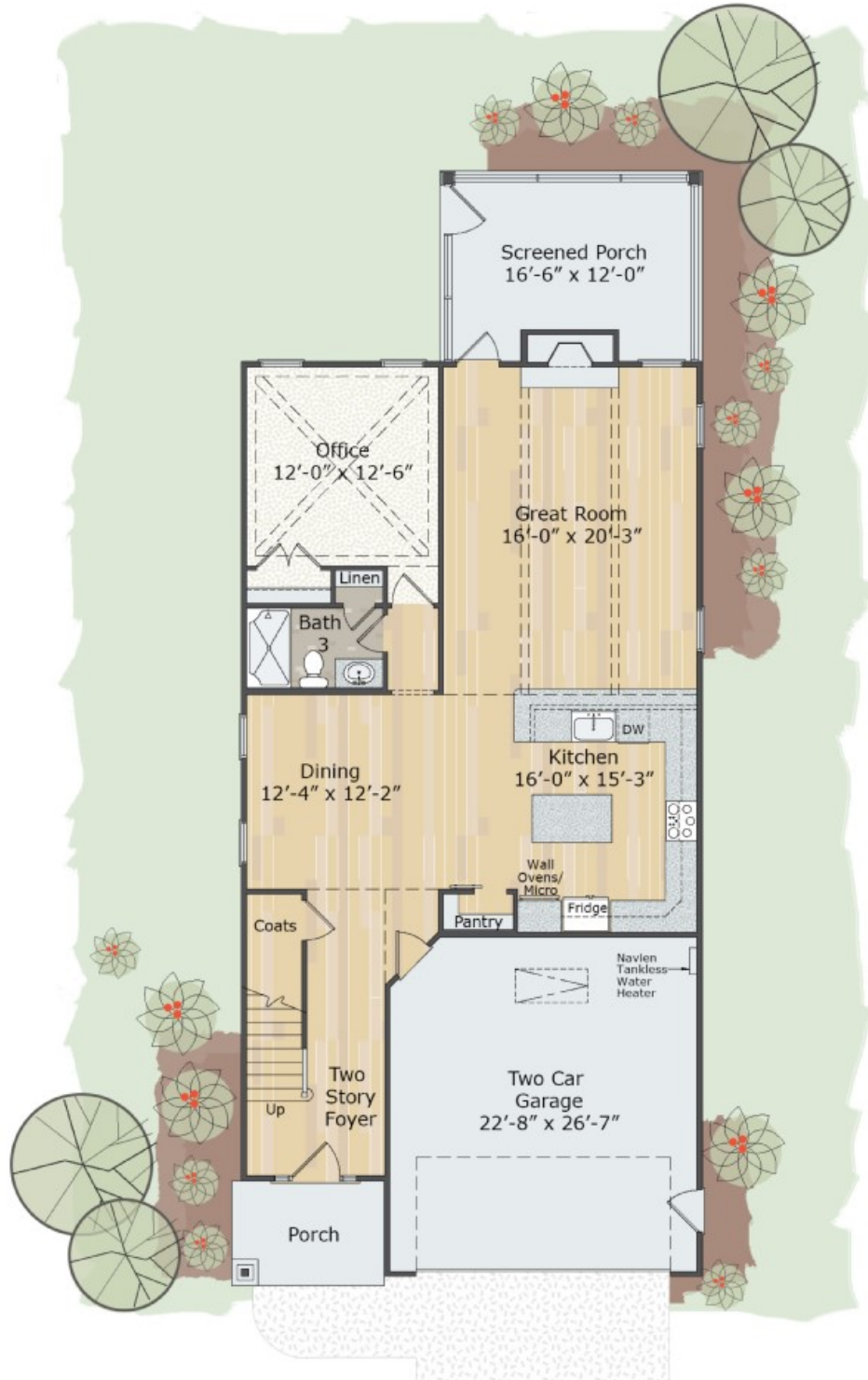
- ◇ Hand scraped Mohawk floors throughout the main living spaces
- ◇ App controlled Lyric Alarm & Comfort System!
- ◇ Navien Tankless Gas Water Heater
- ◇ HERS Energy Efficiency Certified by RESNET
- ◇ 7 1/4" baseboards throughout plus 3 1/4" door & window casings along with custom window sills
- ◇ 2-10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



# The Bournedale—1st Floor

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# The Bournedale—2nd Floor

178 Aurora Place / Lot #16  
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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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