

# Welcome to Harbor Oaks

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## THE CASWELL



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### INFORMATION

- ✓ Floor Plan
- ✓ Elevation
- ✓ Specifications







**R**eplica of old Southport home with all the features you want in a "today's new home". Enjoy the cool breezes on one of the two open porches in this 3 bedroom, 2 1/2 baths, with office or study. Buy now and select colors.

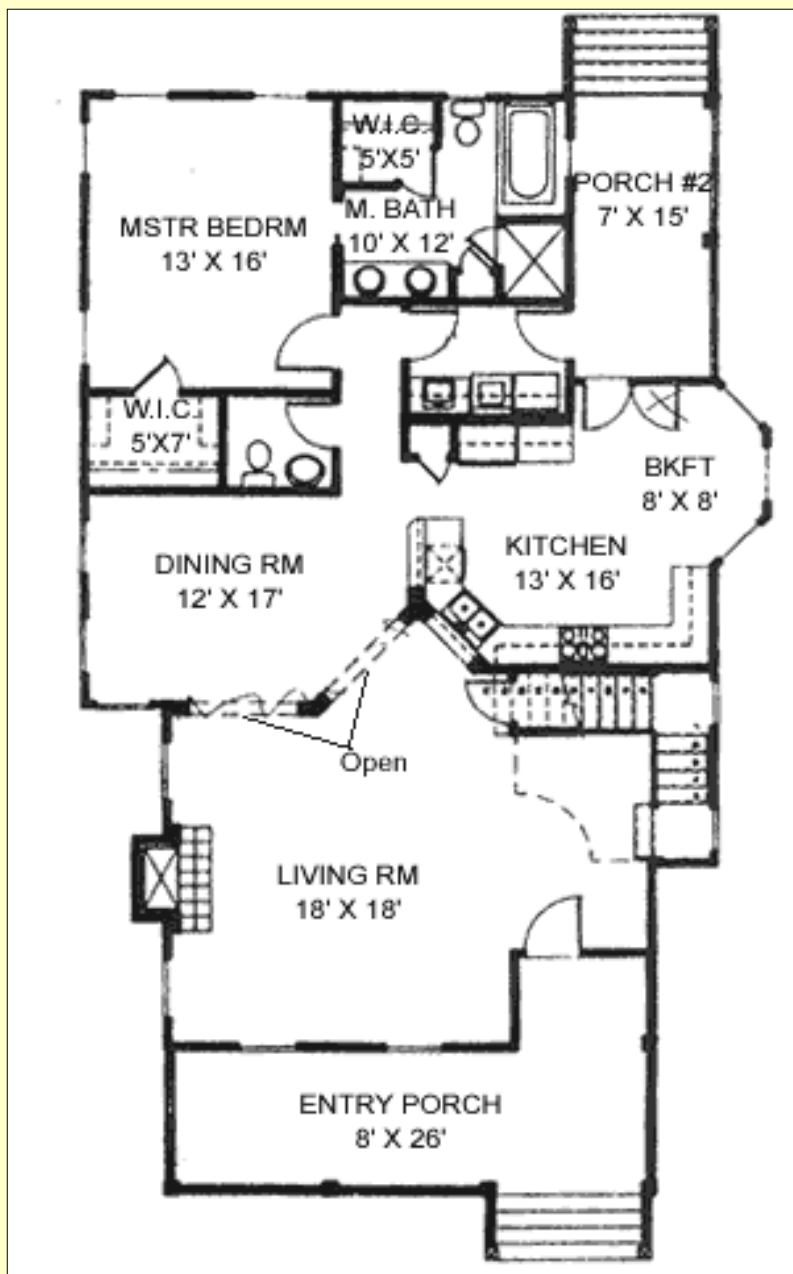
## ***FEATURES***

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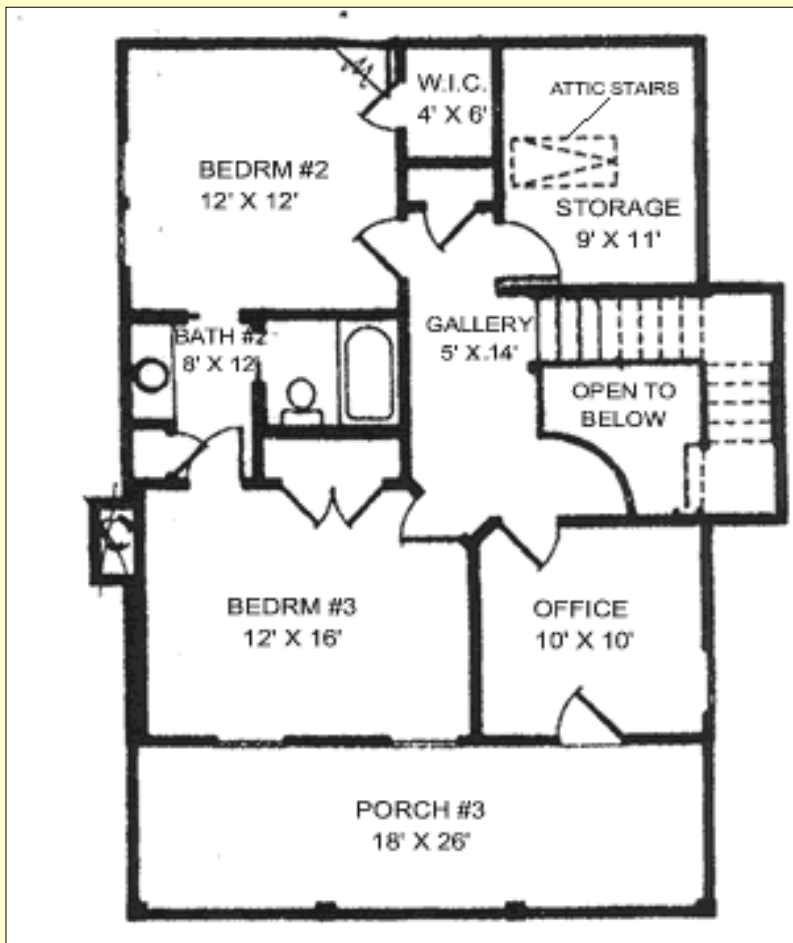
- From \$319,500 - 2250 Square Feet
- Open Floor Plan
- Great Room and Dining Combo
- Kitchen and Breakfast Nook with bay window
- 2 Door Detached Garage

## ***THE CASWELL - FIRST FLOOR PLAN***

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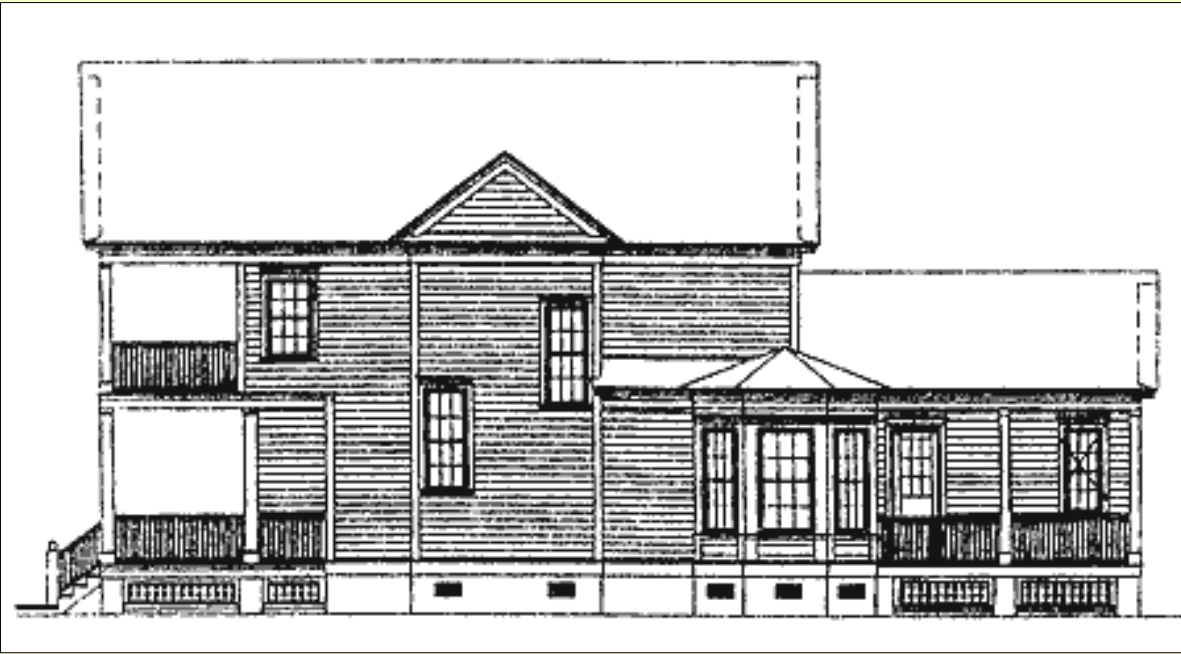
THE CASWELL - SECOND FLOOR PLAN



THE CASWELL SIDEWALK ELEVATION



## THE CASWELL LEFT SIDE ELEVATION



## THE CASWELL SPECIFICATIONS

### COMMUNITY FEATURES

- Large 3 acre park with gazebo, water fountain, croquet lawn and large live oak tree canopy
- City owned and maintained water, sewer, and storm systems
- Located within historic Southport, NC with easy access to area restaurants, shopping, government facilities, river, beaches, and ferry to Wilmington

### EXTERIOR HOME FEATURES

- Custom landscape package: front yards sodded and irrigated
- 25 year architectural roof shingles
- Painted stucco foundations, cement fiber lap siding, and premium treated pine exterior trim
- Custom community mailbox
- Deadbolts on all exterior doors
- Detached two car garage in rear with automatic door closers and maintenance free overhead doors; unfinished interior and attic storage
- Top of the line insulated SDL maintenance free double hung windows by Kolbe & Kolbe
- Maintenance free fiberglass entry doors and solid red mahogany front entry door
- Raised panel decorative front shutters
- Weatherproof electric outlets on all porches

- Frost-proof hose bibs front and rear
- Floodlights in rear of house
- Fabulous views of park from the double front porches, living, dining, and breakfast rooms
- Large live oaks on site

## INTERIOR HOME FEATURES

- Large classic foyer and staircase
- Large "open plan" living area including formal dining area and gas fireplace
- Hardwood flooring throughout the downstairs living, dining, kitchen, and laundry room
- Smooth ceilings throughout the house and 9 foot ceiling on the first floor
- 6 panel interior doors
- Custom trim package with two piece crown and chair rail in the foyer, living room, dining room, and master bedroom
- Energy saving direct vent gas fireplace with marble tile surrounds and custom mantle
- All principle rooms and bedrooms pre-wired with CATV hookups
- Smoke Detectors
- Washer/Dryer hookups and laundry sink

## KITCHEN FEATURES

- Large country kitchen with breakfast nook
- Spacious beaded board kitchen cabinets with custom wood edged laminate countertops
- White enamel, cast iron kitchen sink
- Appliance package includes self-cleaning range, dishwasher, microwave, and disposal

## BATH FEATURES

- Cultured marble countertops in master and guest baths
- Stylish pedestal lavatory in powder room
- Full-wide plate glass mirrors in master and guest baths
- Full sized 6' whirlpool tub in master bath with tile floors and shower
- Custom tile floors and master bath shower

## ENERGY SAVING FEATURES

- High efficiency 12 SEAR electrical forced air heat pump with 5 year warranty on all parts and 10 year warranty on compressor and certain major parts
- High efficiency Cellulose insulation throughout house
- Sealed ductwork for energy savings

- Premium house wrap

Harbor Oaks  
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