BEULAVILLE, NORTH CAROLINA

Juniper PLAINS

A PEACEFUL NEW COMMUNITY BY
HORIZONS EAST BUILDING CO

Horizons East™
Building Co.

jenna morton
REALTOR®

COLDWELL BANKER
SEA COAST
ADVANTAGE



Welcome

Welcome to Juniper Plains, a rural residential community set among open surroundings in Beulaville, NC. With wide natural landscapes and a relaxed neighborhood feel, Juniper Plains offers a comfortable setting for simple, everyday living in a rural corner of Onslow County.

Juniper PLAINS

Quick Overview

Located in the rural area of Onslow County, Juniper Plains sits along the connecting route between Beulaville and Richlands, offering straightforward access to both towns. The community provides easy travel to Albert J. Ellis Airport (OAJ) and is less than 30 minutes from Camp Lejeune, while preserving its quiet, open surroundings.

Plan Details

Juniper Plains features 3-4 bedroom homes designed with inviting entryways, open gathering spaces, and practical layouts suited for everyday living. Homebuyers can personalize their space with available options, including upgraded finishes such as granite countertops and backsplash selections.

Contact

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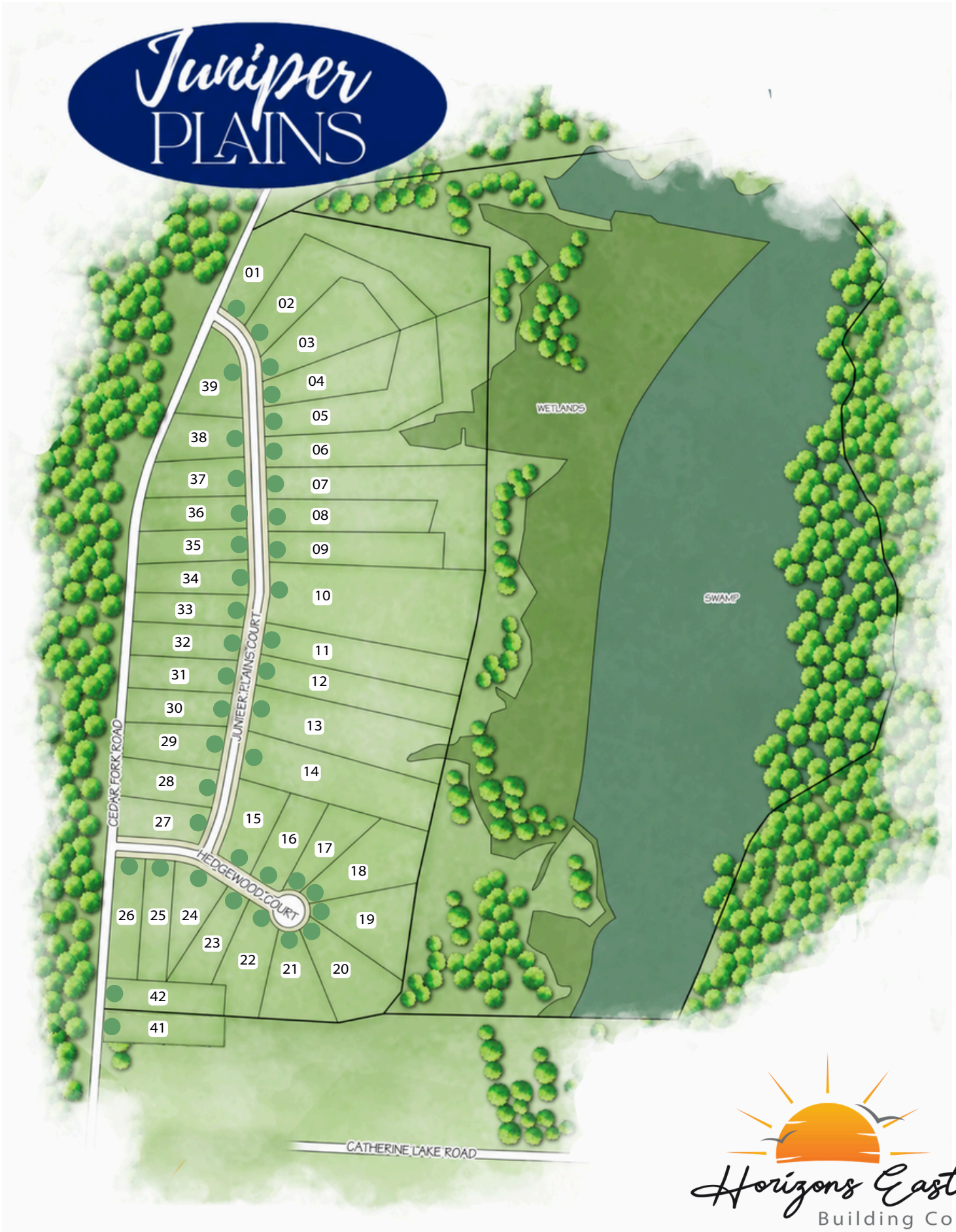

This map is an artist's rendering for illustration only and may not be to scale. Dimensions and distances are approximate. Actual details may vary. Please contact us for more information.

Juniper PLAINS

Included Features

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EXTERIOR FEATURES

- Vinyl lap siding in standard colors
- Drywall finished, unpainted garage
- Steel overhead, uninsulated garage door with glass and hardware. Includes openers; smart opener capable
- Architectural shingles in black or weatherwood
- Composite columns in front
- Vinyl wrapped columns in rear
- Four/four light, vinyl, single hung, insulated windows with integrated screens
- Half lite single panel fiberglass front and rear door with no grids
- Brushed nickel hardware on all exterior doors
- 4" brushed concrete driveway and sidewalk
- 10x10 uncovered rear patio
- Front and rear electrical outlets
- Front and rear hose bibs
- Community mailbox
- Slab pre-treat pest control

KITCHEN FEATURES

- 30" staggered, flat panel cabinets with soft close doors and drawers – Level 1
- Laminate countertops
- Brushed nickel single lever pull-down faucet
- 50/50 stainless steel sink
- Recessed ice maker connection
- Stainless steel appliances to include: Smooth top range, over-the-range microwave, and dishwasher
- USB outlet

BATHROOM FEATURES

- Flat panel vanities with soft close doors and drawers – Level 1
- Cultured marble vanity tops with integrated sinks
- Pedestal sink in powder room
- Brushed nickel plumbing fixtures
- Brushed nickel bathroom accessories
- Frameless mirrors sized with vanity and sinks
- LED disk light over shower in primary bath
- Fiberglass shower unit with no seat in primary bath
- Fiberglass tub/shower units in secondary baths

INTERIOR FEATURES

- Tray Ceiling in Primary
- First floor ceilings, 9'
- Second floor ceilings, 8'
- Ceiling fan in living and primary bedroom
- Pre-wire for fan in secondary bedrooms and bonus rooms
- Smooth finished drywall with bullnose corners
- LVP flooring in kitchen, foyer, hallway and dining – Level 1
- Sheet vinyl flooring in full bathrooms and laundry – Level 1
- Carpet with 6 lb. pad in living, bonus, stairs, and bedrooms – Level 1
- Flat-finished interior paint in a single color choice for the walls and white ceilings
- Semi-gloss interior paint on trim
- 5-1/4" base trim and 2-1/4" casing on doors and windows
- Single run, ventilated shelving in closets
- Ventilated shelving in linen and pantry (per plan)
- Two-panel interior doors with brushed nickel round knobs and hardware
- Switches and outlets per electrical rendering
- Cable outlets in all bedrooms and family room
- Hardwired smoke detectors
- Blinds on operable windows
- 5' Wainscoting in entry or primary (Plan specific)

ENERGY FEATURES

- Energy efficient 50 gallon hot water heater
- 14 SEER heat pump sized per plan
- Digital programmable thermostat
- Energy efficient LED disc lights, per electrical rendering
- Exhaust fans vented to the outside in all bathrooms
- R-38 blown ceiling insulation, R-15 wall insulation

LANDSCAPE PACKAGE

- Sod up to 250 sq yards, starting in front yard
- Seed and straw on sides of house and backyard up to 50'
- 1 tree and foundation shrubs or plants
- House placement within 5' of minimum build line

WARRANTY

- 12 month limited Builder Warranty with dedicated Customer Care Representative

BUYER: _____ **BUYER:** _____

DATE: _____ **DATE:** _____

We are constantly improving our homes and reserve the right to revise, change, and/or substitute brands, features, dimensions, specifications, architectural details, and designs without prior notice. All dimensions are approximate. Updated 12/22/2025

Juniper PLAINS

Available Options

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EXTERIOR

- ☐ Board and batten siding - 1
- ☐ Gutters
- ☐ Shutters

Front door options
- ☐ 2 panel, single lite
- ☐ 2 panel, 3/4 oval lite
- ☐ 3 panel, no lite

Rear door options
- ☐ Full Lite

- ☐ Binds between glass in front or rear door
- ☐ Garage man door
- ☐ Paint garage
- ☐ 12x12 Covered porch
- ☐ 12X12 Covered and screened porch with a white door
- ☐ 12 x 16 Covered Porch
- ☐ 12 x 16 Coverde and screened porch with white door
- ☐ Screened existing porch (Per Plan)
- ☐ Additional concrete
- ☐ Additional exterior electrical outlets
- ☐ Additional hose bib
- ☐ 6' Privacy fence (per community guidelines)**

PRIMARY BED/BATH

- ☐ Tray Ceiling
- ☐ Coffered Ceiling
- ☐ Crown molding
- ☐ Built-In bookshelves
- ☐ Painted accent wall
- ☐ Double hung shelves
- ☐ Shoe rack shelves
- ☐ Shower insert with seat
- ☐ Semi-framed shower door
- ☐ Handheld shower head

SECONDARY ROOMS

- ☐ Painted accent wall
- ☐ Double hung shelves
- ☐ Shoe rack shelves

LIVING AND DINING

- ☐ Coffered ceiling
- ☐ Tray ceiling
- ☐ Electric fireplace with Craftsman mantle and white subway tile surround
- ☐ Level 2 tile surround for fireplace
- ☐ Painted accent wall
- ☐ French doors (Birch or Winston)

KITCHEN

- ☐ Island (Plan dependent)
- ☐ Granite countertops
- ☐ Single basin stainless steel sink
- ☐ 60/40 stainless steel sink
- ☐ Refrigerator - Side by side
- ☐ Refrigerator - French door
- ☐ Backsplash - 3x6 Subway tile
- ☐ Septic assist disposal

FLOORING

- ☐ Vinyl to LVP
- ☐ Upgrade carpet pad to 10lb foam
- ☐ Level 2 Flooring

ELECTRICAL/HVAC

- ☐ Ceiling fans to replace existing light fixture
- ☐ USB Outlets
- ☐ Additional flush mount LEDs
- ☐ Electrical additions based on rendering

LANDSCAPING

- ☐ Additional sod

ADDITIONAL ITEMS

- ☐ Drop Zone

BUYER: _____ **BUYER:** _____

DATE: _____ **DATE:** _____

Pricing requests for items not listed with these Available Options are considered non-standard and will require a non-refundable pricing fee before estimates can be provided. We reserve the right to decline any non-standard requests. Please contact us for details on pricing fees and timelines.

Pricing could take up to 2 weeks depending on vendor availability and quantities.

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HEBC Cabinet Levels

Level 1

FULTON

Sugar Shadow



ATLANTA 2

Drift Espresso Graphite



Level 2

FULTON

Dune Shell Harbor



CAMBRIDGE

Nutmeg Saddle Carbon Drift Clove Graphite Cocoa Espresso



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HEBC Flooring Levels

LVP

Level 1









Level 2











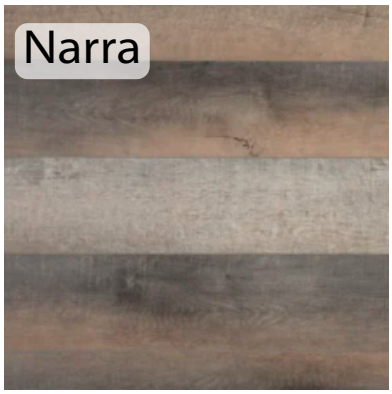





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HEBC Flooring Levels
Carpet

Level 1







Level 2

































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HEBC Flooring

Vinyl









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HEBC Countertops

Granite

















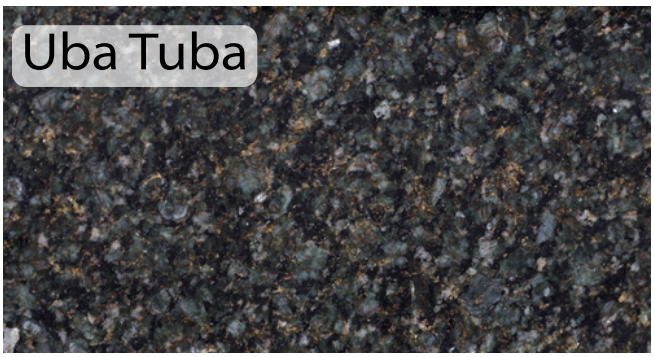



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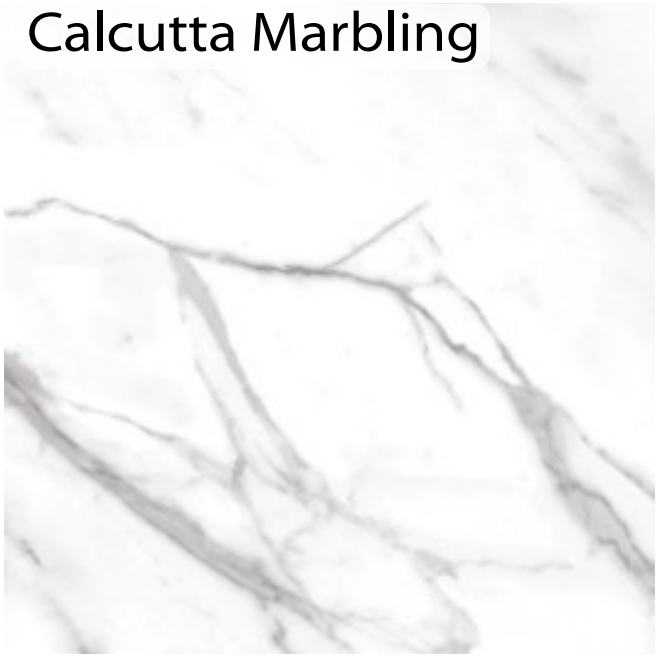
HEBC Countertops

Laminate

Calcutta Marbling



White Ice Granite Style



Argento Romano



Spring Carnival



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HEBC Siding

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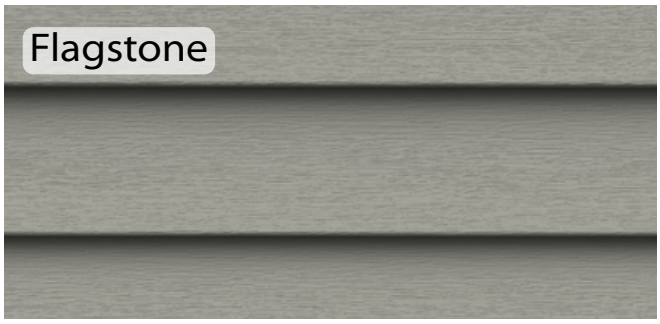

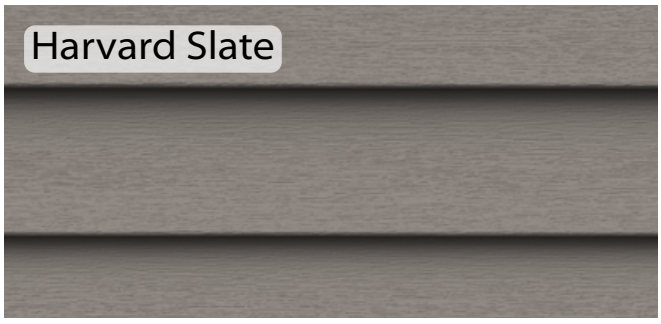



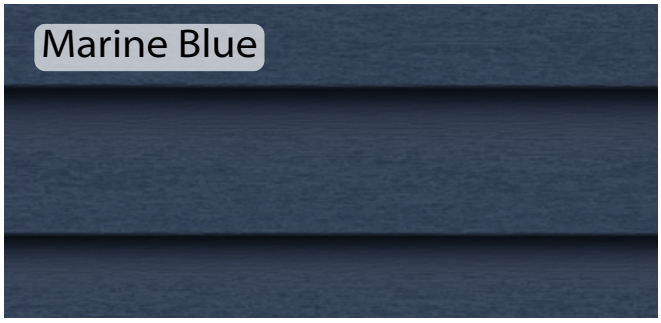



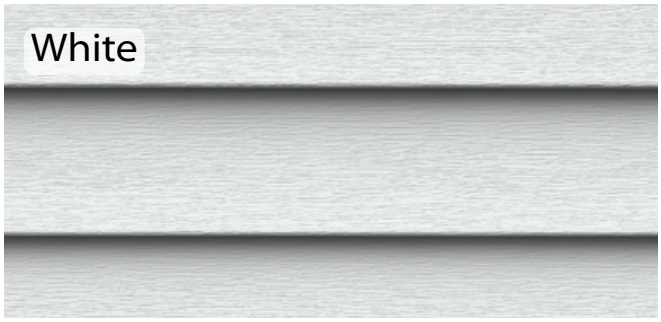





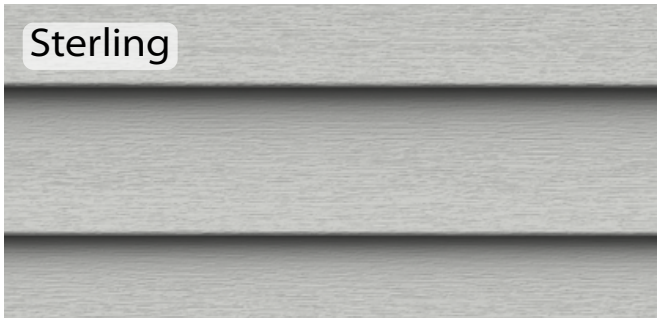

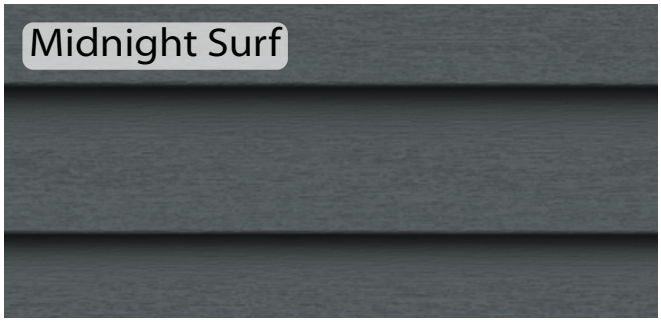

Juniper PLAINS

SERVICE PROVIDERS

Electric
JOEMC
910-353-1940



Water/Sewer
ONWASA
910-455-0722



Cable/Internet
Spectrum
1-844-575-5273



Home Owner Association
Innovative Property Solutions
910-333-9820



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