



# HOMESITE 74

244 Rough Ridge Trail  
Aberdeen, NC

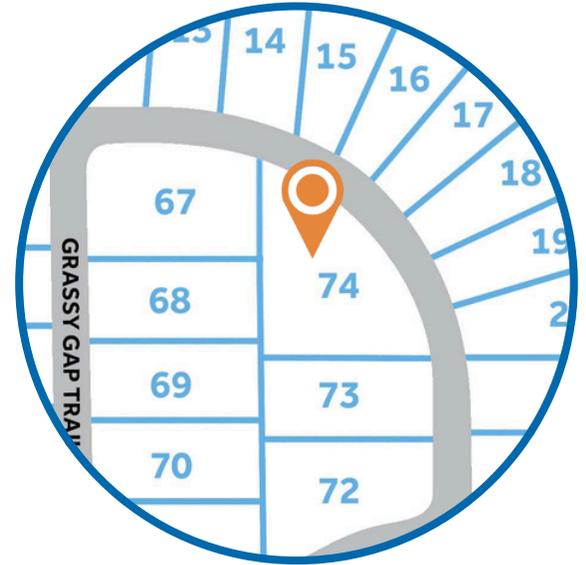
## THE PAMLICO HOMEPLAN

ELEVATION F

2,522 SQFT | 5 BR | 3 BA | 2 CAR GARAGE



\*Artistic Rendering not lot specific.  
For representation purposes only.



.295 ACRE

Bethesda Pines brings you a new place to call home in the heart of "the Pines" in Aberdeen, NC. Enjoy strolling along the neighborhood's sidewalks and walking trails, a new dog park for the pups, and if you have kids, they will be sure to have a blast at the tot lot! Located within walking distance to the popular Malcolm Blue Farm, home of local festivals and gatherings, and a short drive to downtown Aberdeen boasting charming locally owned shops and restaurants, you'll find everything you need conveniently close by!

For military families, Bethesda Pines is just over 30 minutes from the Longstreet ACP at Fort Bragg.

### NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,  
Virtual Tours & More

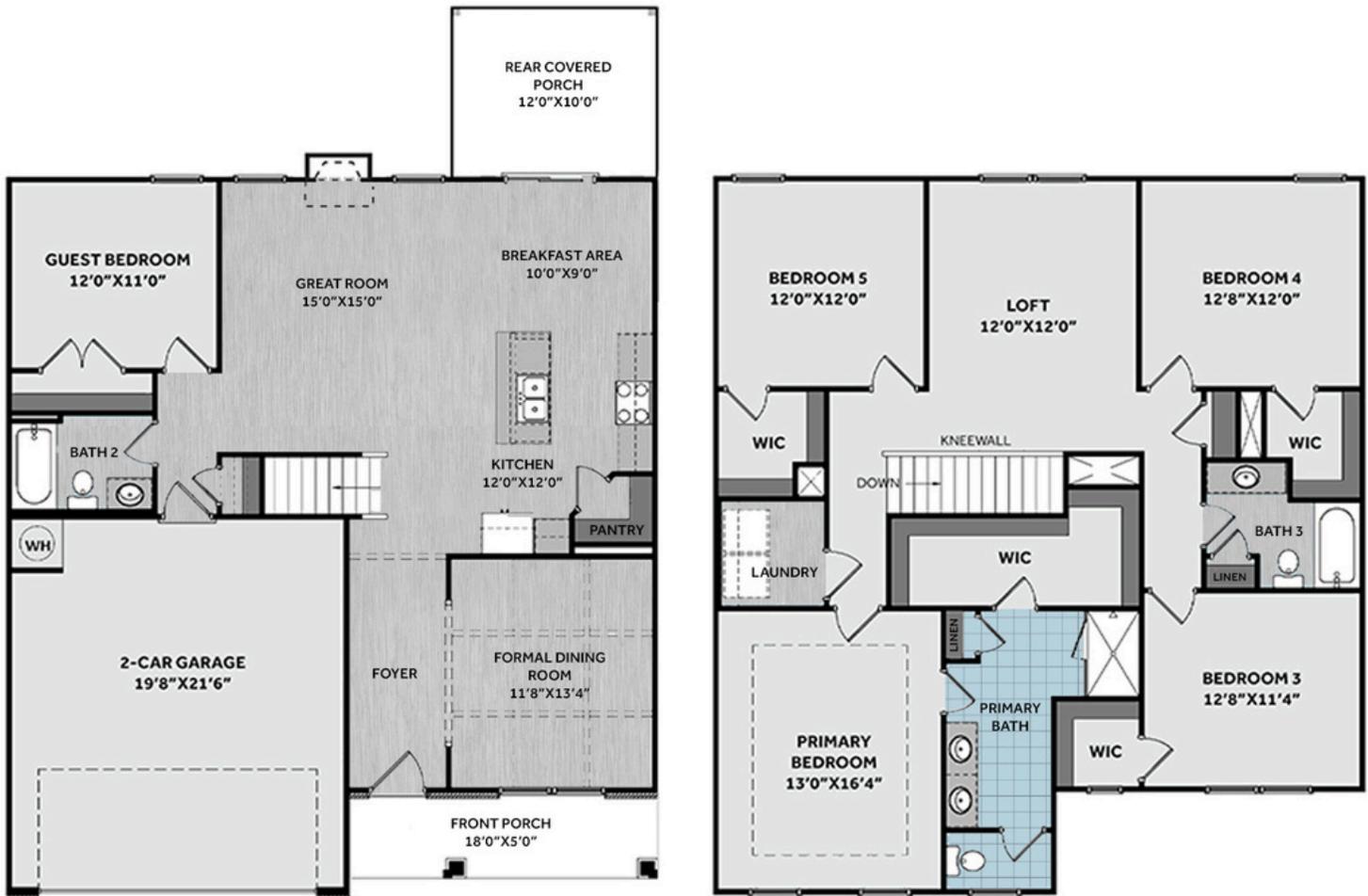
SALES AND MARKETING BY:



LIFESTYLE  
PROPERTY  
PARTNERS



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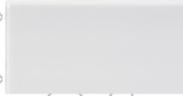
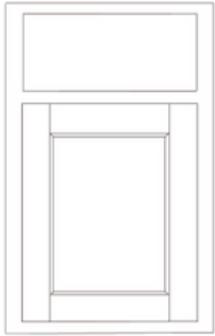


A formal dining room off the foyer, painted in SW “Homburg Gray,” features wainscoting detail. The spacious great room showcases a gas log fireplace with a mantel and black granite surround, and flows seamlessly into the kitchen and breakfast area. The open kitchen boasts a large island overlooking the great room, “Trigato” quartz countertops, white herringbone subway tile backsplash, a corner pantry, and stainless-steel appliances: microwave, dishwasher, and gas range. The breakfast area provides access to a rear covered porch—perfect for indoor-outdoor living. A first-floor guest bedroom sits near a full hall bath with a vanity and tub/shower combo. Upstairs, a versatile loft with a linen closet leads to the laundry room, full hall bath, and three bedrooms—each with a walk-in closet. The primary suite features a tray ceiling with crown molding and an en-suite bathroom with a white dual-sink quartz vanity with a center drawer stack, walk-in tile shower, linen closet, private water closet, and spacious walk-in closet. Exterior details include vinyl siding with board and batten accents, dimensional roof shingles, a front door painted in SW “Black Magic” with a transom window and sidelight, and smart keypad entry. Additional features: corner lot, 2-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

**KITCHEN**

Door Style:  
Fairmont

Color:  
White



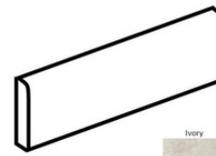
**BATHROOM**

Door Style:  
Fairmont

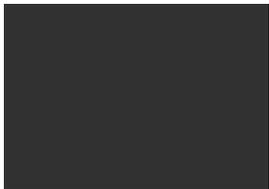
Color:  
White



**FLOORING**



**EXTERIOR**



**PAINT**



**LIGHTING**



## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Gas Stainless Steel Appliances (Dishwasher, Gas Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- Primary Bath 36"x60" Tile Shower - Wall: AQ01 12x24 Staggered w/ #97 Iron Grout / Floor: LP21 2x2 w/ #97 Iron Grout
- ARO4 w/ #95 Mink Grout on Bath #2 and Bath #3 Shower Surround

## FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Bath #2, Bath #3, Laundry
- AQ01 12x24 Staggered w/ #97 Iron Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Interior Color: Homburg Gray SW7622
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite
- Picture Frame Style Wainscot and Coffered Ceiling w/ 3 5/8" Crown in Formal Dining Room

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-962
- 1 USB Charging Outlet in Kitchen
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

## FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

## EXTERIOR

- 6-Panel Front Door, 1 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Deep Granite Vinyl Body Siding
- Deep Granite Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

	BASE PRICE: \$407,200
Optional Elevation F	\$1,750
Optional Rear Covered Porch – 10’ x 12’	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

### DESIGN CENTER OPTIONS \$35,502

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Raised/Elongated Toilets (x2- Bath #2, Bath #3)
- 6-Panel Front Door, 1 ½ Light Sidelights & Transom Package
- Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)
- Add USB Charging Outlet (x1- Kitchen)
- Add Recess Light Assembly to Non Standard Location (x4- Kitchen)
- Add Two - 2 Bulb Floodlights on Single Switch Circuit (Rear Corners)
- Add Smart Keypad Deadbolt Front Door
- Add Spear Style Decorative Hardware to Garage Door
- Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
- Add Level 1 Coffered Ceiling with 3 5/8" Crown - Formal Dining Room
- Level 1 Rails 1st Floor
- Kitchen - Add 42" Wall Cabinets
- Add Refrigerator End Panels to Standard Cabinet Layout
- Add 2 ¼" Crown to Standard Cabinet Layout
- Primary Bath - Adult Height Vanity
- Add 12" Stack of Drawers to Primary Bath Vanity
- Kitchen Level 1 Quartz
- Upgrade all Vanity Bowls to Square Bowls
- Level 1 Fireplace Mantel
- Level 1 Fireplace Surround
- Sherwin Williams Duration Flat Paint Whole House Package
- LVP Level 2 - Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Bath #2, Bath #3, Laundry
- Ceramic Tile Level 3- Primary Bath Opt. Layout
- Kitchen Backsplash: 3x6 Herringbone Tile - Color Wheel Classic
- Level 3 Deluxe Tile Pattern – Option #1 Tile Shower 36" x 60"
- Canfield Lighting Package Brushed Nickel (Whole House)
- Upgrade to Front Door Handleset
- Stainless Steel Gas Range, Microwave and Dishwasher

**TOTAL OPTIONS ADDED** **\$47,702**

**TOTAL SALES PRICE: \$454,902**