



HOMESITE 21

255 Rough Ridge Trail
Aberdeen, NC

THE AUSTIN HOMEPLAN

ELEVATION F

2,574 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE
W/ WORK AREA



.248 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



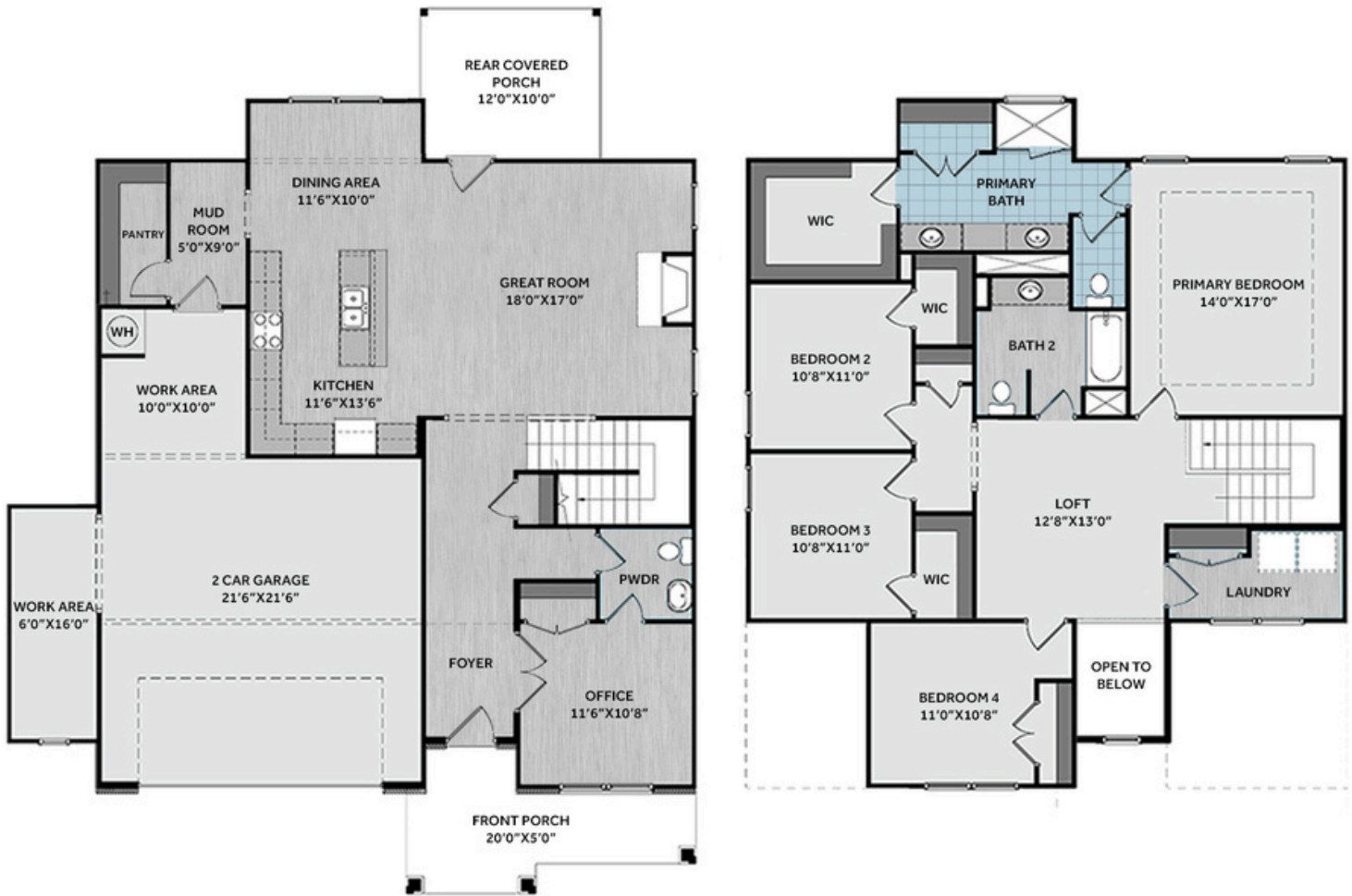
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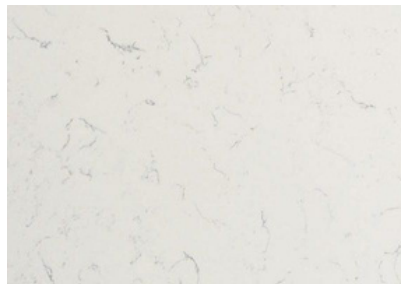
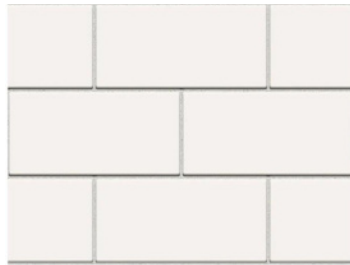
Off the foyer sits an office with French doors, a closet, and shared access to the half bath. The open-concept great room includes a gas log fireplace with a mantel and black granite surround and opens to a rear covered porch. The kitchen opens to the great room and boasts a large island, dining area, quartz countertops in "New Willow White," white shaker cabinets, subway tile backsplash, and stainless-steel appliances, including a microwave, dishwasher, and gas range. Off the dining area, a mudroom with a walk-in pantry sits conveniently by the garage entry. Upstairs, a loft area leads to three additional bedrooms, all with shared access to a full hall bathroom with a vanity and a tub/shower combination. The second-floor primary bedroom is highlighted by a tray ceiling with crown molding, and its ensuite bathroom features a spacious walk-in closet, dual quartz sink vanity with a center drawer stack, a walk-in tile shower, a water closet, and a linen closet. A second-floor laundry room with a linen closet adds convenience. Exterior highlights include vinyl siding with board and batten accents, dimensional roof shingles, and a front door painted in SW "Watery" with a transom window, sidelight, and smart keypad entry. Complete with a two-car garage with a work area, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder warranty.

KITCHEN

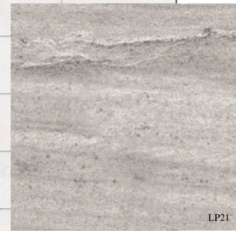
Door Style:
Fairmont



Color:
White



EXTERIOR



PAINT



BATHROOM

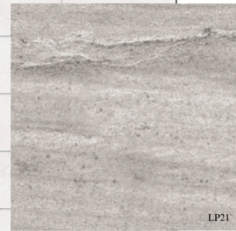
Door Style:
Fairmont



Color:
White



FLOORING



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 New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick 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, Powder Room, Bath #2
- Upgraded Pedestal Sink in Powder Room
- Primary Bath 36"x60" Tile Shower - Wall: LP21 12x24 Staggered w/ #78 Sterling Silver Grout / Floor: LP21 2x2 w/ #78 Sterling Silver Grout
- ARO4 w/ #95 Mink Grout on Bath #2 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Office, Kitchen / Dining Area, Powder Room, Hall #1, Bath #2, Laundry
- LP21 12x24 Staggered w/ #78 Sterling Silver Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Island
 - Model: 6537001-962
- 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: Watery SW6478
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Harbor Gray Vinyl Body Siding
- Harbor Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

	BASE PRICE: \$411,275
Optional Elevation F	\$1,750
Optional Rear Covered Porch – 10' x 12'	\$9,680
Optional Garage Storage/Work Area	\$7,502
Optional Gas Fireplace on Exterior Wall	\$1,815

DESIGN CENTER OPTIONS \$37,478

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
Raised/Elongated Toilet (x2- Powder Room, Bath #2)
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
6-Panel Front Door, 1 ½ Light Sidelights & Transom Package
Kitchen Pendants: Arilda One Light Pendant – 6537001-962 (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
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, Office, Kitchen/Dining Area, Powder Room, Hall #1, Bath #2, Laundry
Ceramic Tile Level 3- Primary Bath Opt. Layout
Kitchen Backsplash: 3x6 Subway 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 **\$58,225**

TOTAL SALES PRICE: \$469,500

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