



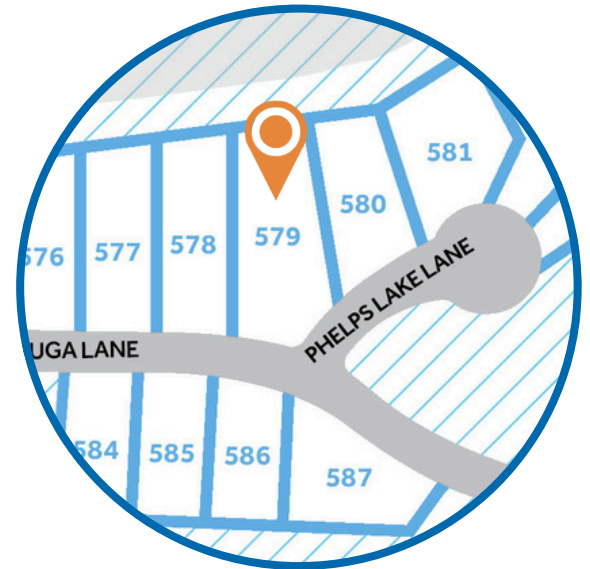
HOMESITE 579

653 Watauga Lane
Aberdeen, NC

THE RIVERMIST HOMEPLAN

ELEVATION TW

2,695 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE
W/ GOLF CART GARAGE



.32 ACRE

Just minutes from Pinehurst, Southern Pines, and Fort Bragg, Legacy Lakes is home to over 400 acres of beautiful pine trees, rolling fairways, and natural lakes. Close by are the Village of Pinehurst and Pinehurst #2, known as one of the best golf courses in the country.

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This two-story home offers a spacious great room featuring an electric fireplace, a second-floor catwalk, and access to a screened rear porch. A formal dining room off the foyer, painted in SW "Gale Force," features crown molding, wainscoting, and a convenient pass-through to the kitchen. The kitchen showcases a large island with bar seating, "New Willow White" quartz countertops, white shaker cabinets, a pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. The first-floor primary suite features a tray ceiling with crown molding, two walk-in closets, and an en-suite bathroom with a dual vanity, a center drawer stack and "Niagara" quartz countertop, a walk-in tile shower, linen closet, and private water closet. A mudroom and half-bath complete the main level. Upstairs includes a spacious loft, storage closet, three bedrooms—all with walk-in closets—and two full hall baths. Exterior features include cement-board siding with shake and board and batten accents, stone skirt, dimensional roof shingles, and a front porch with a SW "Domino" door, transom window, and smart keypad entry. This Energy Plus Certified home includes a two-car garage with a golf cart garage, fiber optic internet availability, and a 1-2-10 builder warranty.

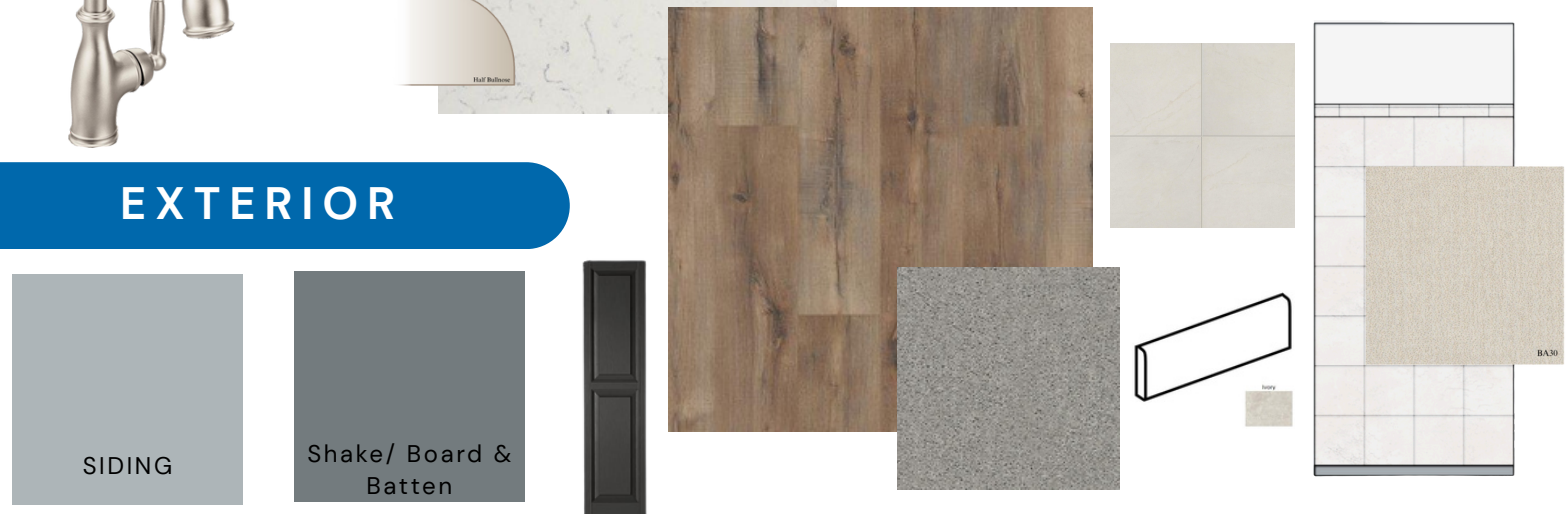
KITCHEN



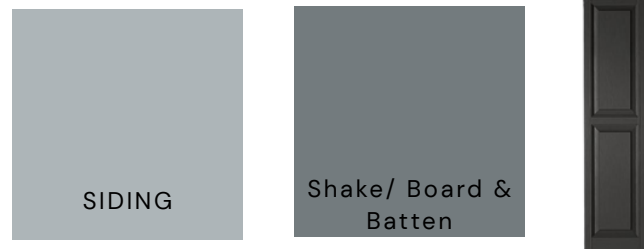
BATHROOM



FLOORING



EXTERIOR



PAINT



LIGHTING



KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- ½ 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
- Ferguson/Frigidaire Gallery Plus Stainless Steel Electric Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2, Bath #3
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Classic Straight Tile Pattern - Option #1 Tile Shower 36" x 60" - Wall: BA30 12x12 w/ #97 Iron Grout / Floor: LP21 2x2 w/ #97 Iron Grout
- ARO4 w/ #93 Fossil 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, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
- BA30 12x12 w/ #97 Iron Grout in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room: Gale Force SW7605
- Paint & Trim - 2 Car Garage & Golf Cart Garage
- Tray Ceiling in Primary Suite
- Level 1 Picture Frame Style Wainscot - Formal Dining Room
- 2 Piece Crown Moulding - Formal Dining Room
- Level 1 Rails - Midflight & Overlook

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Bar
 - Model: 6537001-962
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Electric Fireplace w/ Wescott Mantel and Absolute Black Surround

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Domino SW6989
- Moire Black Dimensional Shingles
- 10" Square Panel Front Columns
- Norris Gray LedgeStone Facade
- Fiber Cement Body Siding Painted: Jubilee SW6248
- Fiber Cement Shake/Board & Batten Accent Painted: Foggy Day SW6235
- Extra White Exterior Trim
- Raised Panel Black Shutters
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Doors with Window Inserts and Hardware
- White Gutters
- Screened Rear Porch



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GOLF CART GARAGE

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE PRICE: \$489,065

Optional Elevation TW	\$1,670
Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Golf Cart Garage	\$9,625
Optional Secondary Bathroom (3rd Bath)	\$5,696
Optional Electric Fireplace	\$1,650

DESIGN CENTER OPTIONS \$43,394

Raised/Elongated Toilet – Secondary Bath (x3 – Powder Room, Bath #2, Bath #3)
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
6-Panel Front Door & Transom Package
Kitchen Pendants: Arilda One Light Pendant – 6537001-962 (x2– Over Kitchen Bar)
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 (x2)
Add Decorative Glass & Inserts to 16x7 Door
Add Decorative Glass & Inserts to 6x7 Garage Door
Add Level 1 Picture Frame Style Wainscot – Formal Dining Room
Add 2 Piece Crown Molding – Formal Dining Room
Level 1 Rails Midflight & Overlook
Kitchen – Add 42" Wall Cabinets
Add Refrigerator End Panels to Standard Cabinet Layout
Kitchen – Add 2 ¼" Crown to Standard Cabinet Layout
Primary Bath – Adult Height Vanity
Add 12" Stack of Drawers to Primary Vanity
Kitchen Level 1 Quartz
Upgrade all Bath Vanity Bowls to Square Bowls
Level 1 Fireplace Mantel
Level 1 Fireplace Surround
Sherwin Williams Duration Flat Paint Whole House Package
Paint & Trim – 2 Car Garage, Golf Cart Garage (painted flat white)
LVP Lvl 2 – Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
Ceramic Tile Lvl 2 ILO Vinyl – Primary Bath Opt. Layout
Kitchen Backsplash: 3x6 Subway Tile – Color Wheel Classic
Level 2 Classic Straight Tile Pattern – Option #1 Tile Shower 36" x 60"
Upgrade to Front Door Handleset
Gallery Plus Stainless Steel Electric Range, Microwave and Dishwasher
Screened Rear Porch – 12' x 10' w/ Pickets

TOTAL OPTIONS ADDED

\$70,835

TOTAL SALES PRICE: \$559,900

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