



HOMESITE 596

428 Redwater Trail
Aberdeen, NC

THE BRUNSWICK HOMEPLAN

ELEVATION F

2,355 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE
W/ GOLF CART GARAGE



.235 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.

From tennis and pickleball to fitness, a resort-style pool, and miles of scenic sidewalks—there's something for everyone to enjoy!

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Located in a cul-de-sac, this home offers low-maintenance living with thoughtful details, including a spacious great room with an electric fireplace and access to a rear-covered porch for easy outdoor enjoyment. The kitchen features a spacious island, "New Willow White" quartz countertops, white subway tile backsplash, white shaker cabinets, walk-in pantry, built-in desk, and a stainless-steel microwave, dishwasher, and smooth top range. A formal dining room, painted SW "Cityscape," includes two-piece crown molding and wainscoting detail. A half-bath is located near the garage entry. Upstairs, the primary suite boasts a tray ceiling with crown molding, two walk-in closets, and an ensuite bath with a white dual sink vanity with a center drawer stack and a "Niagara" quartz countertop, garden tub, walk-in tile shower, and private water closet. Three additional upstairs bedrooms share a full hall bath. Durable LVP flooring runs throughout the first floor. Exterior features include cement board siding with stone facade, board and batten accents, dimensional roof shingles, and a front porch with a SW "Sea Serpent" door, transom, sidelights, and smart keypad entry. 2-car garage with golf cart garage. Energy Plus Certified with a 1-2-10 builder in-house warranty and Fiber Optic Internet availability.

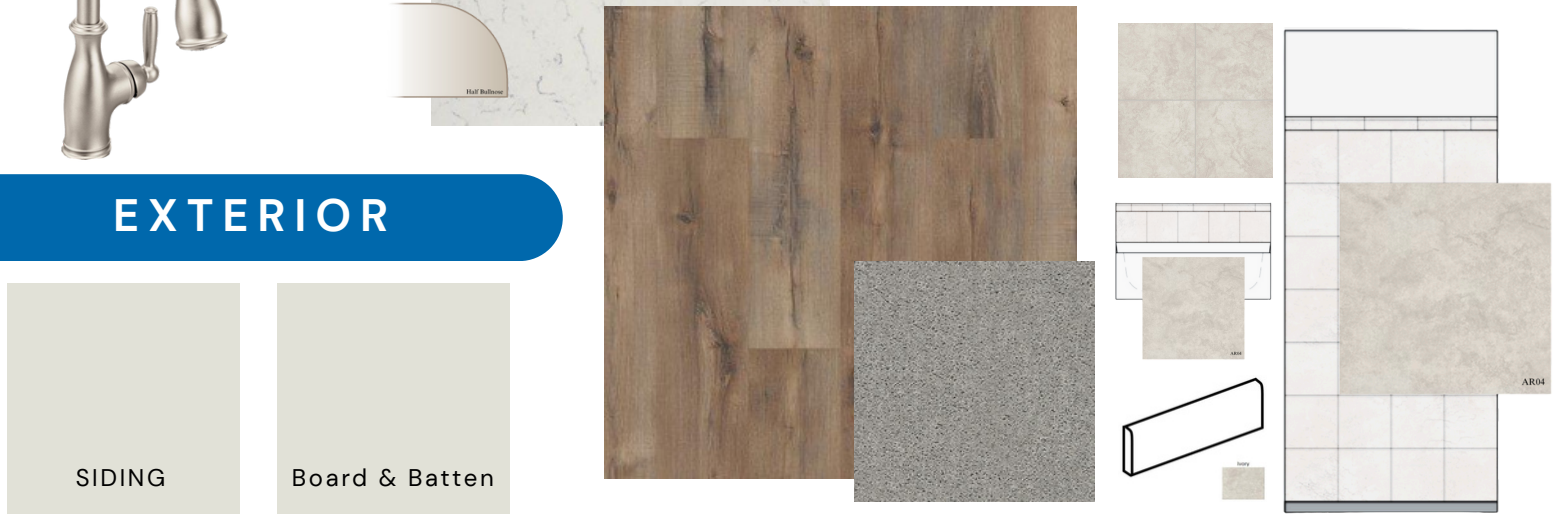
KITCHEN



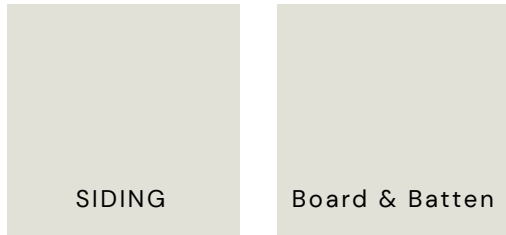
BATHROOM



FLOORING



EXTERIOR



PAINT



LIGHTING





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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
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Classic Straight Tile Pattern - Standard Tile Shower 36" x 48" - Wall: ARO4 12x12 w/ #97 Iron Grout / Floor: LP21 2x2 w/ #97 Iron Grout
- Classic Straight Garden Tub Surround - ARO4 12x12 w/ #97 Iron Grout
- ARO4 w/ #97 Iron Grout on Bath #2 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Bath #2, Laundry
- ARO4 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: Cityscape SW7067
- 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 - First Floor

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern over Kitchen Island
 - Model: 5192603-962
- 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, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Coastal LedgeStone Facade
- Fiber Cement Body Siding Painted: Origami White SW7636
- Fiber Cement Board & Batten Accent Painted: Origami White SW7636
- Extra White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Doors with Window Inserts and Hardware
- Black Gutters





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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F w/ Stone	\$2,200
Optional Golf Cart Garage	\$9,625
Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Electric Fireplace	\$1,650

BASE HOUSE PRICE: \$450,503

DESIGN CENTER OPTIONS \$37,122

Raised/Elongated Toilet – Secondary Bath (x2 – Powder Room, Bath #2)
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
6-Panel Front Door, 2 ½ Light Sidelights & Transom Package
Kitchen Pendant Lights: – Dianna Three Light Mini Lantern – 5192603-962 (x2- Over Kitchen Island)
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 Doors (x2)
Add Decorative Glass & Inserts to 16x7 Door
Add Decorative Glass & Inserts to 6x7 Door
Add Level 1 Picture Frame Style Wainscot – Formal Dining Room
Add 2 Piece Crown Molding – Formal Dining Room
Level 1 Rails 1st Floor
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, Laundry
Ceramic Tile Lvl 1 ILO Vinyl – Primary Bath
Kitchen Backsplash: 3x6 Subway Tile – Color Wheel Classic
Level 1 Classic Straight Tile Pattern – Standard Tile Shower 36" x 48"
Upgrade to Front Door Handleset
Gallery Plus Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$59,397

TOTAL SALES PRICE:\$509,900

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