



HOMESITE 20

249 Rough Ridge Trail
Aberdeen, NC

THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



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



.30 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.

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This home features a formal dining room off the foyer, painted in SW "Rare Gray", with a coffered ceiling and wainscoting accents. A laundry room, with cabinetry and stacked washer/dryer hookups, sits near the garage entry, next to a convenient half-bath. The kitchen offers "Trigato" quartz countertops, white shaker cabinets, herringbone tile backsplash, pantry, bar seating, and stainless-steel appliances including a microwave, dishwasher, and gas range. The open great room includes a gas log fireplace with a decorative mantel and black granite surround, and access to rear covered porch. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a walk-in closet, white dual quartz sink vanity with center drawer stack, a walk-in tile shower, linen closet, and private water closet. Upstairs, a loft connects to three additional bedrooms, a laundry room, a linen closet, and full bath with a vanity and tub/shower combination. LVP flooring runs throughout main living areas. Exterior showcases vinyl siding with board and batten accents, dimensional roof shingles, and a front door in SW "Ripe Olive" with a transom, sidelight, and smart keypad entry. Additional features include a two-car garage, Energy Plus Certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

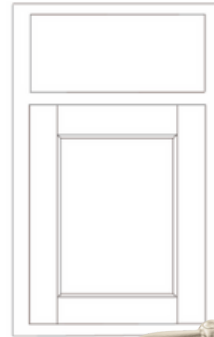
KITCHEN



Color:
White



BATHROOM



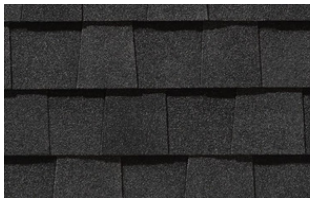
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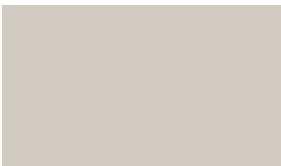
FLOORING



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 6501195 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY91 4x12 w/ #93 Fossil Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 1/4" 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)
- Simply White 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
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Primary Bath 36"x60" Tile Shower - Wall: AV17 12x24 Staggered w/ #93 Fossil Grout / Floor: LP19 2x2 w/ #93 Fossil Grout
- ARO4 w/ #93 Fossil 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
- AV17 12x24 Staggered w/ #93 Fossil Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Accent Color: Rare Gray SW6199
- Picture Frame Style Wainscot and Coffered Ceiling w/ 3 5/8" Crown - Formal Dining Room
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
 - Model: 6590301-962
- 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 1/2 Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Ripe Olive SW6209
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Scottish Thistle Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Short Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

APPLIANCES

- Stackable Washer/Dryer in Downstairs Laundry

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$410,300

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 \$37,476

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 Pendant Lights: Zire One Light Pendant - 6590301-962 (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
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, Powder Room, Hall #1, Bath #2, Laundry
Ceramic Tile Level 3- Primary Bath
Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology
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
Add Stackable Washer/Dryer

TOTAL OPTIONS ADDED \$49,676

TOTAL SALES PRICE: \$459,976

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