



HOMESITE 15

219 Rough Ridge Trail
Aberdeen, NC

THE RIVERMIST HOMEPLAN

ELEVATION FH

2,695 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



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



.205 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

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info@cavinessandcates.com



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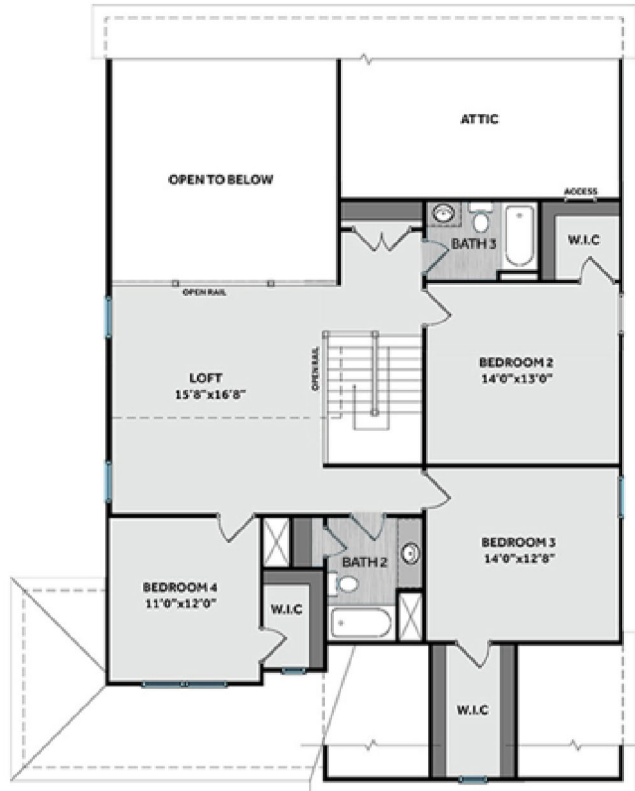
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FIRST FLOOR



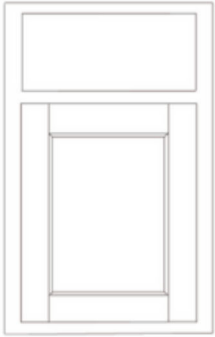
SECOND FLOOR



This beautiful two-story home features a spacious great room with a second-floor catwalk overlooking a gas log fireplace with a floating mantle stained in "Grey Chestnut." Off the foyer, the formal dining room is painted in Sherwin Williams "Gale Force" and is accentuated by a coffered ceiling and picture frame wainscoting and offers seamless access to the kitchen. Designed for both style and functionality, the kitchen boasts an island with bar seating, "New Willow White" quartz countertops, white shaker cabinets, a "Desert Gray" brick-pattern subway tile backsplash, and a sink overlooking the great room, all complemented by stainless steel appliances, including a microwave, dishwasher, and gas range. A rear covered porch is easily accessible through the great room, perfect for indoor-outdoor living. The first-floor primary suite features a tray ceiling with crown molding and two walk-in closets, while the ensuite bathroom offers a dual sink vanity with a "Niagara" quartz countertop, white shaker cabinets with a center drawer stack, a walk-in tile shower, a linen closet, a private water closet, and tile flooring. Conveniently located on the main level is a half-bath with a pedestal sink and oval mirror, as well as a mudroom equipped with washer/dryer connections. Upstairs, a spacious family loft with a storage closet awaits at the top of the stairs. The second floor also includes three additional bedrooms, each with walk-in closets, and hall access to two full bathrooms, both featuring vanities, tub/shower combinations with tile surround, and luxury vinyl plank (LVP) flooring. Durable LVP flooring extends through the foyer, formal dining room, great room, kitchen, mudroom, and half-bath. The exterior showcases low-maintenance vinyl siding with board and batten accents, while the dimensional roof shingles add visual appeal. The covered front porch leads to a front door painted in Sherwin Williams "Poinsettia," featuring smart keypad access to the home for convenience and a transom window that enhances natural lighting in the foyer. This home includes a two-car front-loading garage, available Fiber Optic Internet service, Energy Plus Certification, and a 1-2-10 year builder in-house warranty.

KITCHEN

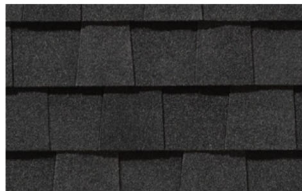
Door Style:
Fairmont



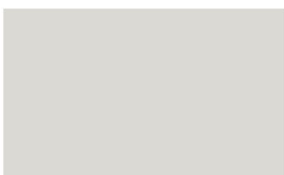
Color:
White



EXTERIOR



PAINT

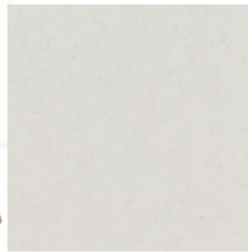


BATHROOM

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 6501195 Pulls
- 1/2 Bullnose Edge New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 x114 Desert Gray Glossy w/ #89 Smoke Gray Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 1/4" Crown on Kitchen Cabinets
- Ferguson/Frigidaire Natural 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, Bath #3
- Upgraded Pedestal Sink in Powder Room
- Primary Bath 36"x60" Tile Shower - Walls: ARO4 12x12 w/ #95 Mink Grout / Floors: DO14 2x2 w/ #95 Mink Grout
- ARO4 w/ #95 Mink Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- House - Truffle #5235 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
- ARO4 12x12 w/ #95 Mink Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Accent Dining Room Color: Gale Force SW7605
- Level 1 Open Rails on Mid-flight & Overlook
- Tray Ceiling in Primary Suite
- Picture Frame Style Wainscot and Coffered Ceiling w/ 3 5/8" Crown in Formal Dining Room

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

- Gas Fireplace w/ Fillmore Floating Mantel and Grey Chestnut Stain

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Colonial Garage Door w/ Spear Style Decorative Hardware
- Black Gutters
- Sod - Whole Yard

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$424,935

Elevation FH	\$2,450
Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Secondary Bathroom	\$5,696
Optional Gas Fireplace on Interior Wall	\$2,310

DESIGN CENTER OPTIONS \$36,286

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Raised/Elongated Toilet (x3- Powder Room, Bath #2, Bath #3)
- Upgrade to Gerber Blaze 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
- 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 Midflight & Overlook
- Kitchen - Add 42" Wall Cabinets
- Add Refrigerator End Panels to Standard Cabinet Layout
- Add 2 1/4" 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
- Fillmore Floating Mantel
- Sherwin Williams Duration Flat Paint Whole House Package
- LVP Level 2 - Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
- Ceramic Tile Level 1- Primary Bath Opt. Layout
- Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
- Level 1 Classic Straight Tile Pattern – Option #1 Tile Shower 36" x 60"
- Upgrade to Front Door Handleset
- Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$55,542

TOTAL SALES PRICE: \$479,900

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