



## HOMESITE 16

225 Rough Ridge Trail  
Aberdeen, NC

### THE CLAYTON HOMEPLAN

ELEVATION F

2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



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



.24 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](mailto:info@cavinessandcates.com)



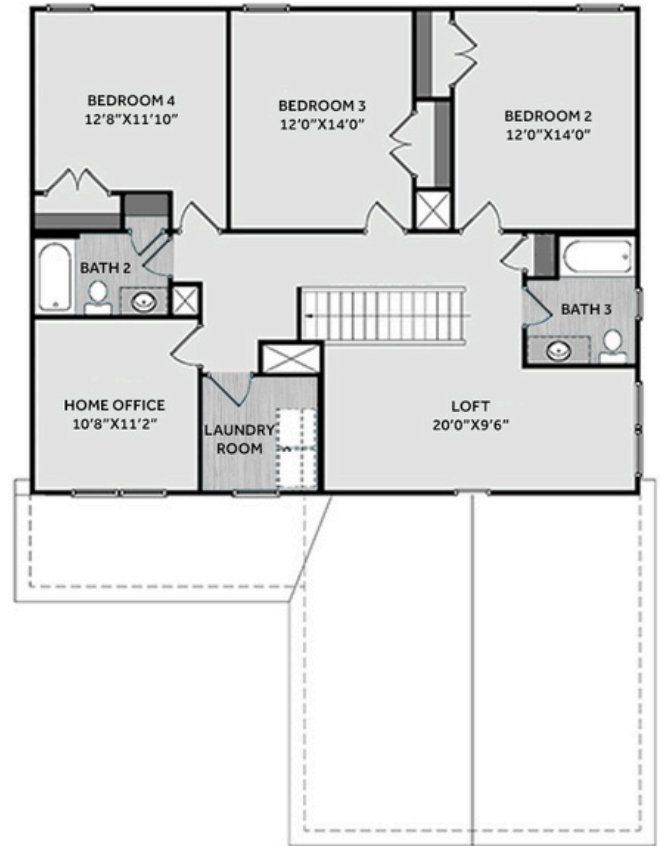
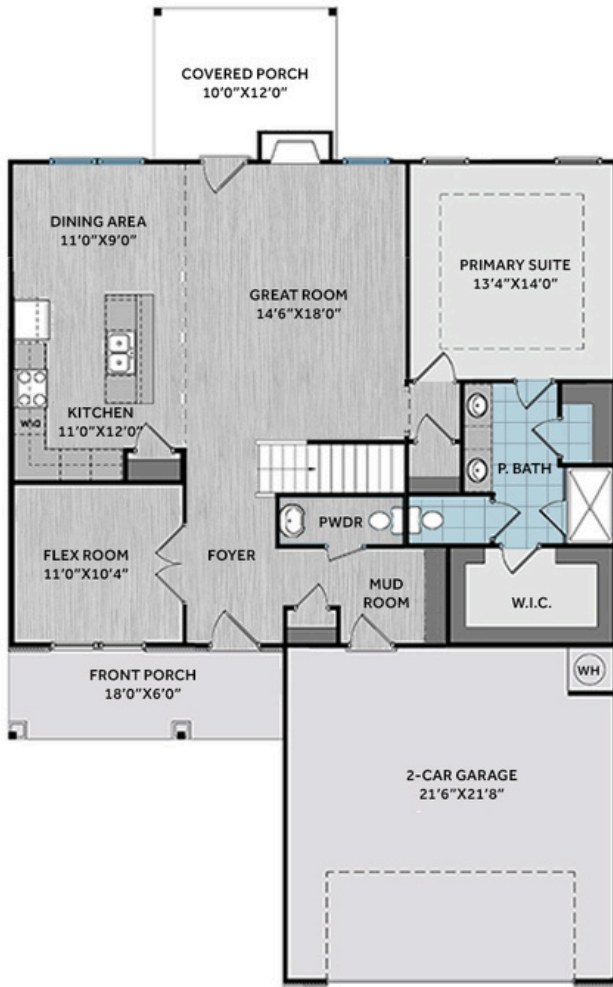
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First-floor primary suite features a tray ceiling with crown molding and a spacious en-suite bath with white dual sink vanity with center drawer stack and "Niagara" quartz countertop, private water closet, walk-in tile shower, linen closet, and spacious walk-in closet. The great room offers a gas log fireplace with a mantle and black granite surround, along with access to the rear covered porch. Flex room off the foyer. The kitchen opens to the great room and dining area, and includes an island with a sink, "Elegance" quartz countertops, white shaker cabinets, white subway tile backsplash, pantry, and stainless-steel appliances including a microwave, dishwasher, and gas range. The garage entry leads to a mudroom with built-in bench and cubbies, a coat closet, and half-bath. Upstairs there is a loft with a linen closet, a home office, laundry room, three additional bedrooms, and two full baths—each with a vanity and tub/shower combo. Durable LVP flooring runs throughout key living areas. The exterior includes low-maintenance vinyl siding with board and batten accents, dimensional shingles, a covered front porch, and a front door painted SW "Pineapple Cream" with sidelights, a transom window, and smart keypad entry to home. 2-car garage. Fiber optic internet availability. 1-2-10 builder warranty and Energy Plus certified.

## KITCHEN

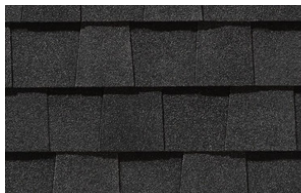
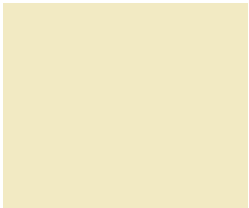
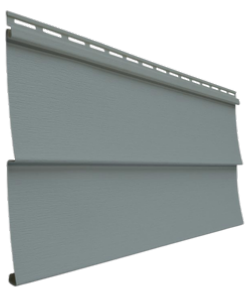
Door Style:  
Fairmont



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 Elegance 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 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 - Wall: BA30 12x12 w/ #89 Smoke Gray Grout / Floor: LP21 2x2 w/ #89 Smoke Gray Grout
- ARO4 w/ #95 Mink Grout on Bath #2 and Bath #3 Shower Surround

## FLOORING

- Homestead - Shell Taupe #5208 LVP in Foyer, Great Room, Flex Room, Kitchen / Dining Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
- BA30 12x12 w/ #89 Smoke Gray Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite
- Bench and Cubby (Drop Zone) 6' Wide

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-962
- 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, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Pineapple Cream SW1668
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- English Wedgewood Vinyl Body Siding
- English Wedgewood Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters
- Sod - Whole Yard

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

BASE PRICE: \$402,769

Elevation F	\$1,750
Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Flex Room w/ French Doors	\$1,410
Optional Gas Fireplace on Exterior Wall	\$1,650

### DESIGN CENTER OPTIONS \$35,521

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)  
Raised/Elongated Toilet (x3- Powder Room, Bath #2, Bath #3)  
Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room  
6-Panel Front Door, 2 ½ Light Sidelights & Transom Package  
Kitchen Pendants: 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 Door  
Add Bench and Cubby (Drop Zone) 6' WIDE  
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, Flex Room, Kitchen/Dining Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry  
Ceramic Tile Level 2- 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"  
Canfield Lighting Package Brushed Nickel (Whole House)  
Upgrade to Front Door Handleset  
Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$49,131

TOTAL SALES PRICE: \$451,900

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