



HOMESITE 69
512 Grassy Gap Trail
Aberdeen, NC

THE AUSTIN HOMEPLAN

ELEVATION F

2,574 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



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



.186 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



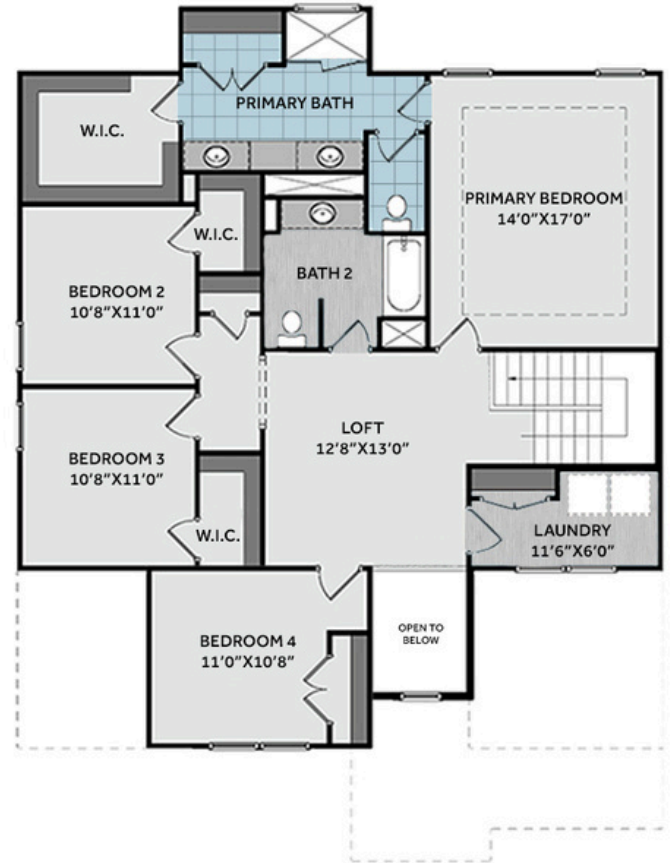
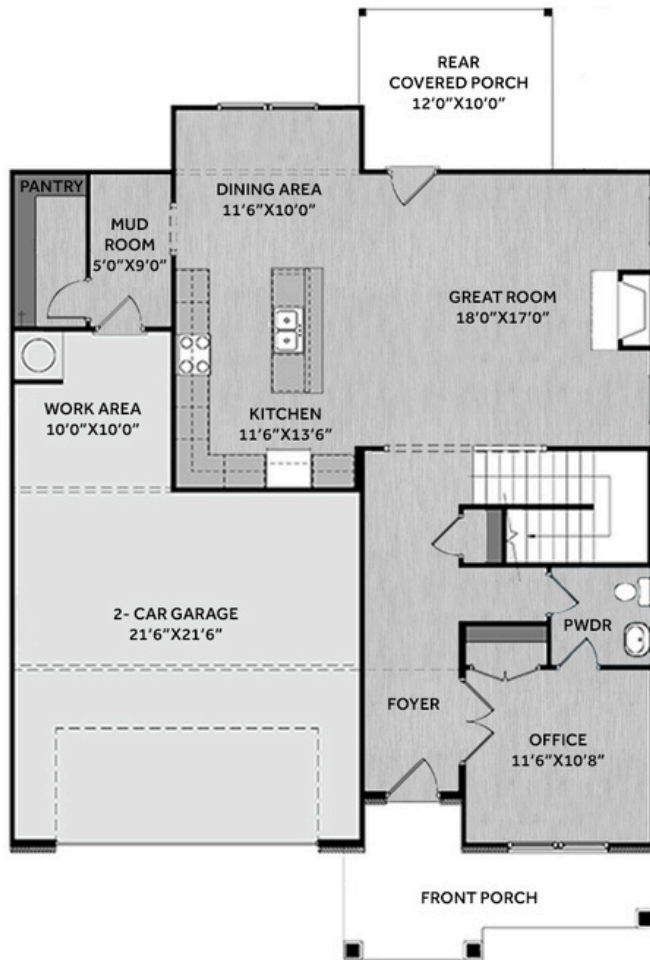
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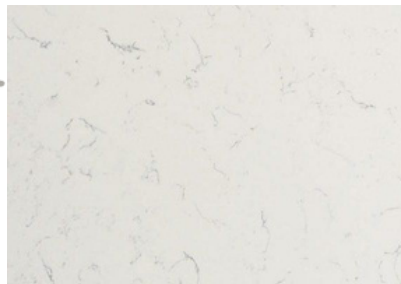
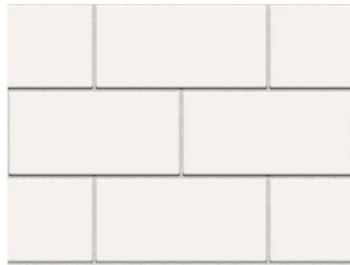
First-floor home office with French doors, a closet, and access to a half-bath, which is also accessible from the main hall. The open-concept great room offers a gas log fireplace with a mantle and black granite surround and access to the rear covered porch. The kitchen overlooks the great room and includes a spacious island with a sink, a dining area, "New Willow White" quartz countertops, white shaker cabinets, white subway tile backsplash in a brick pattern, and stainless-steel appliances including a microwave, dishwasher, and gas range. A mudroom with a walk-in pantry sits just off the kitchen and dining area. Upstairs, a loft leads to three bedrooms sharing a full bath with a vanity and tub/shower combo. The primary suite includes a tray ceiling with crown molding, a large walk-in closet, white dual sink vanity with center drawer stack and "Niagara" quartz countertop, a tile shower, and a linen closet. Laundry room with linen closet. Durable LVP floors run throughout the first floor. The front door, painted in SW "Outerspace," includes a transom window, sidelight, and smart keypad entry. Exterior features include vinyl siding, board and batten accents, dimensional roof shingles, and a two-car garage with a work area. Fiber Optic Internet availability. Energy Plus Certified with 1-2-10 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 #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
- Upgraded Pedestal Sink in Powder Room
- Primary Bath 36"x60" Tile Shower - Wall: AV19 12x24 Staggered w/ #78 Sterling Silver Grout / Floor: LP21 2x2 w/ #78 Sterling Silver Grout
- ARO4 w/ #95 Mink Grout on Bath #2 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Office, Kitchen / Dining Area, Powder Room, Hall #1, Bath #2, Laundry
- AV19 12x24 Staggered w/ #78 Sterling Silver 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

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
 - Model: 6590301-962
- 1 USB Charging Outlet in Kitchen
- 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 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Outerspace SW6251
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Everest Vinyl Body Siding
- Everest Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters
- Sod - Whole Yard

DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation F	BASE PRICE: \$404,263
Optional Rear Covered Porch – 10' x 12'	\$1,750
Optional Gas Fireplace on Exterior Wall	\$9,680
	\$1,815

DESIGN CENTER OPTIONS \$37,392

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 Pendants: Zire One Light Pendant – 6590301-962 (x2- Over Kitchen Island)
 Add USB Charging Outlet (x1- Kitchen)
 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
 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, Office, Kitchen/Dining Area, Powder Room, Hall #1, Bath #2, Laundry
 Ceramic Tile Level 3- Primary Bath Opt. Layout
 Kitchen Backsplash: 3x6 Subway Tile – Color Wheel Classic
 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

TOTAL OPTIONS ADDED \$50,637

TOTAL SALES PRICE: \$454,900

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