



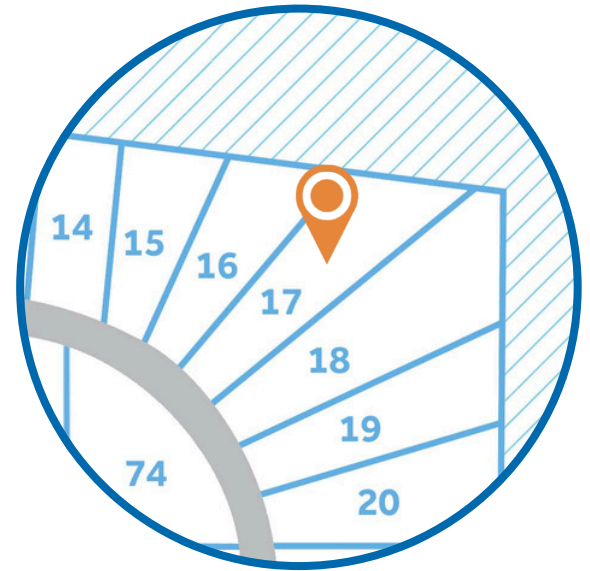
## HOMESITE 17

231 Rough Ridge Trail  
Aberdeen, NC

### THE FONTANA HOMEPLAN

ELEVATION F

2,308 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.337 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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This home features a kitchen with an island, "Trigato" quartz countertops, white shaker cabinets, white herringbone subway tile backsplash, a pantry cabinet, and stainless-steel appliances including a microwave, dishwasher, and gas range. The open great room offers a gas log fireplace with black granite surround and access to the rear-covered porch—perfect for outdoor dining or relaxing. The first-floor primary suite boasts a tray ceiling with crown molding and an en-suite bath with a dual sink vanity with a center drawer stack, "Simply White" quartz countertops, walk-in tile shower, linen closet, private water closet, and a walk-in closet. A mudroom near the garage entry and a half-bath off the foyer adds convenience. Upstairs includes three bedrooms with walk-in closets, a full hall bath with vanity and tub/shower combination, plus a loft and sitting area with a linen closet—ideal for a playroom, office, or second living area. LVP flooring extends through the foyer, kitchen, dining, great room, and mudroom. The exterior features vinyl siding with board and batten accents, dimensional roof shingles, and a front porch with a SW "Black Bean" door, transom window, sidelights, and smart keypad entry. Two-car garage. Fiber Optic Internet availability. Energy Plus Certification, and a 1-2-10 builder in-home warranty.

## KITCHEN

Door Style:  
Fairmont



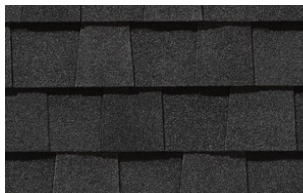
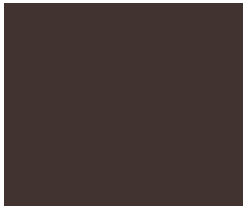
Color:  
White



3 x 6



## EXTERIOR



## PAINT

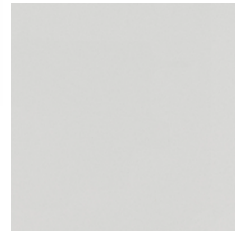


## BATHROOM

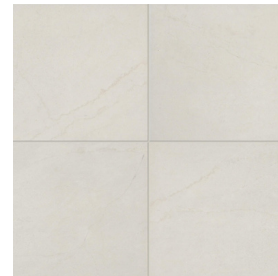
Door Style:  
Fairmont



Color:  
White



## FLOORING



BA30



## 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 Trigato Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Herringbone 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)
- 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
- 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 Shower Surround

## FLOORING

- House - Truffle #5235 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, 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 2 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-962
- 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, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Bean SW6006
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Quiet Willow Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters
- Sod - Whole Yard



# THE FONTANA HOMEPLAN

LOT 17 | ELEVATION F  
2,308 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Elevation F	BASE PRICE: \$400,056
Optional Rear Covered Porch – Per Plan	\$1,750
Optional Gas Fireplace on Exterior Wall	\$10,175
	\$1,650

### DESIGN CENTER OPTIONS \$33,269

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, 2 ½ Light Sidelights & Transom Package  
Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-962 (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 2 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, Kitchen/Dining Area, Powder Room, Bath #2, Laundry  
Ceramic Tile Level 2- Primary Bath Opt. Layout  
Kitchen Backsplash: 3x6 Herringbone 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 \$46,844

TOTAL SALES PRICE: \$446,900

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