



HOMESITE 32

280 Rough Ridge Trail
Aberdeen, NC

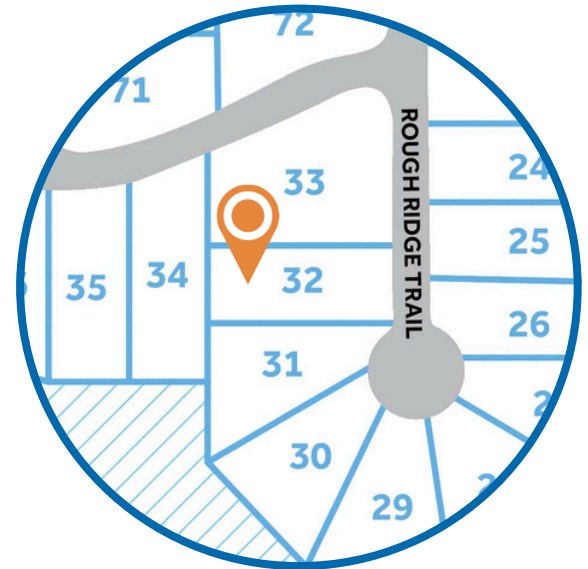
THE WEYMOUTH HOMEPLAN

ELEVATION F

1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE



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



.206 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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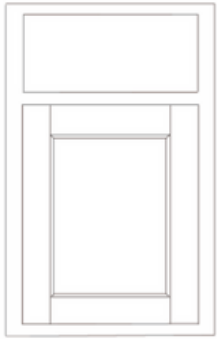
The Weymouth features a spacious great room with a gas log fireplace accented by a mantel and black granite surround, and sliding door access to the rear covered porch.

The open kitchen overlooks the great room and features "New Willow White" quartz countertops, white shaker cabinets, a gray herringbone subway tile backsplash, a corner pantry, a spacious dining area, and a stainless-steel microwave, dishwasher, and gas range. Mudroom off of garage entry. The primary suite showcases a tray ceiling with crown molding while the en-suite bathroom features a white dual sink vanity with a center drawer stack and "Niagara" quartz countertop, a walk-in tile shower, a linen closet, and a spacious walk-in closet. Two additional bedrooms off the foyer share hall access to a full bathroom with a vanity and a tub/shower combination. An additional bedroom is situated next to the primary suite. Durable LVP flooring runs through the foyer, kitchen/dining area, great room, mudroom, and hall bath. The exterior has low-maintenance vinyl siding with board and batten accents and dimensional roof shingles. The front door, painted in SW "Poinsettia," includes a transom window, single sidelight, and smart keypad entry. 2-car garage. Fiber Optic Internet service availability. Energy Plus Certification with a 1-2-10-year builder in-house warranty.

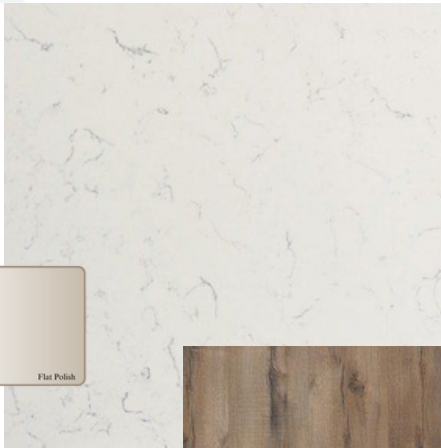
KITCHEN

Door Style:
Fairmont

Color:
White



5 x 6



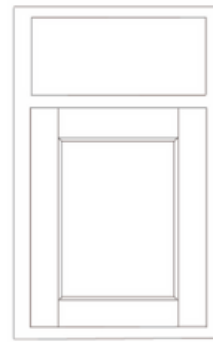
Flat Polish



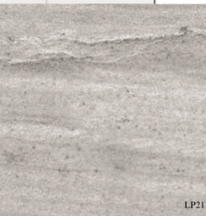
BATHROOM

Door Style:
Fairmont

Color:
White



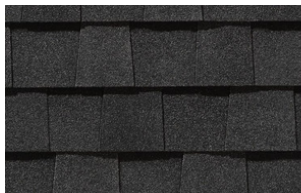
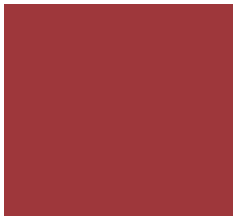
FLOORING



LP21



EXTERIOR



PAINT



LIGHTING





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KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP7227128-900 Pulls
- Flat Polish Edge New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 x114 Desert Gray Glossy w/ #89 Smoke Gray 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

- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Matte Black BP72096-900 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Bath #2
- Primary Bath 36"x60" Tile Shower - Wall: LP21 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, Kitchen / Dining Area, Hall #1, Hall #2, Bath #2, Laundry
- LP21 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
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- 2 Labette Medium Three Light Lantern Pendants over Kitchen Island
 - Model: 5240603-12
- 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

- Paint Grade Smooth, 6-Panel Front Door, 1 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Belleview Matte Black 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 Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- Black Gutters
- Sod - Whole Yard



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DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation F	BASE PRICE: \$357,658
Optional Rear Covered Porch - 10' x 12'	\$1,750
Optional Gas Fireplace on Exterior Wall	\$8,800
	\$1,650

DESIGN CENTER OPTIONS \$35,042

Align Kitchen Faucet w/ Pull-Down Spray
Gibson 4" Spread Matte Black Plumbing Package (Whole House)
Raised/Elongated Toilet (x1 - Bath #2)
6-Panel Front Door, 1 ½ Light Sidelights & Transom Package
Kitchen Pendants: Labette Medium Three Light Lantern Pendant - 5240603-12 (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
Kitchen - Add 42" Wall Cabinets
Add Refrigerator End Panels to Standard Cabinet Layout
Upgrade to Level 2 Kitchen Cabinet Hardware
Add 2 ¼" Crown to Standard Cabinet Layout
Primary Bath - Adult Height Vanity
Upgrade to Level 2 Bathroom Cabinet Hardware
Add 12" Stack of Drawers to Primary Bath Vanity
Kitchen Level 1 Quartz
Upgrade Kitchen Countertop Edge
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, Hall #1, Hall #2, Bath #2, Laundry
Ceramic Tile Level 3- Primary Bath Opt. Layout
Kitchen Backsplash: 3x6 Herringbone Tile - Color Wheel Classic
Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
Fullton Lighting Package Midnight Black (Whole House)
Upgrade to Front Door Handleset Bellevue Matte Black
Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$47,242

TOTAL SALES PRICE: \$404,900

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