



## HOMESITE 33

274 Rough Ridge Trail  
Aberdeen, NC

### THE CAMELLIA HOMEPLAN

ELEVATION FH

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE  
W/ WORK AREA



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



.275 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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Photos, Options,  
Virtual Tours & More

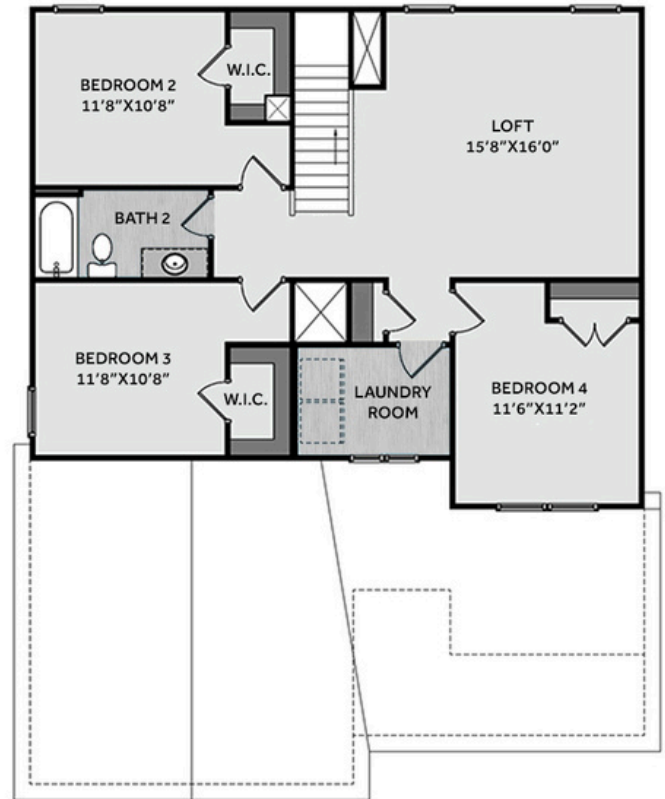
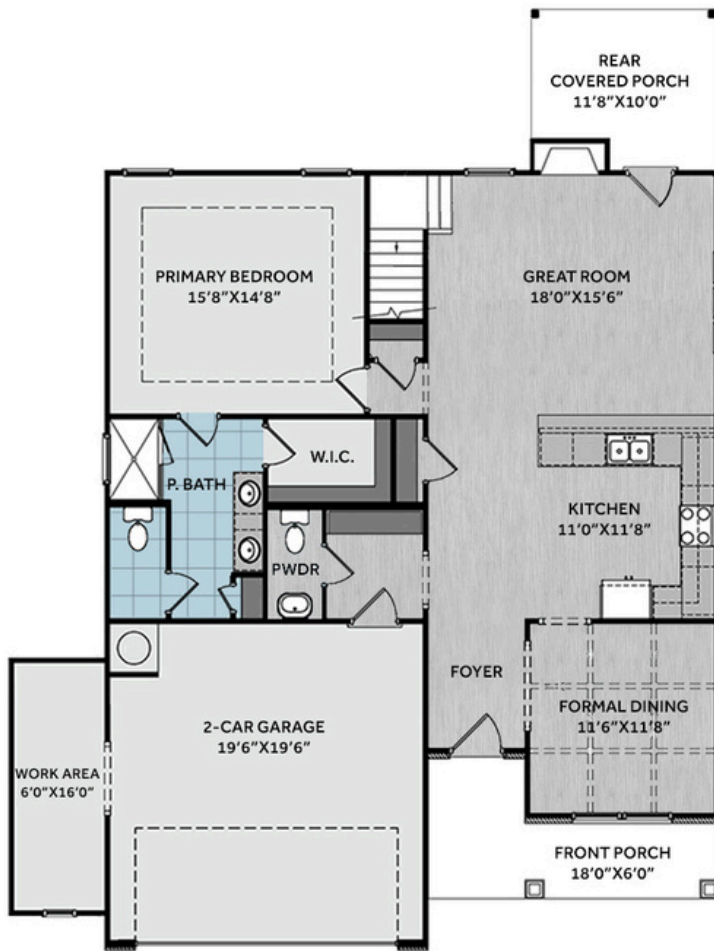
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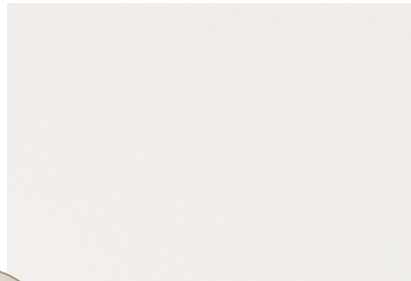
This corner lot home features a formal dining room off the foyer, painted in SW "Gale Force," with direct kitchen access. A mudroom with a built-in coat station sits near the garage entry, next to a convenient half-bath. The kitchen offers "Arctic White" quartz countertops, white shaker cabinets, white subway tile backsplash, pantry, bar seating, and stainless-steel appliances including a microwave, dishwasher, and gas range. The open great room includes a gas log fireplace with a mantel and black granite surround and access to rear covered porch. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a walk-in closet, white dual sink vanity with center drawer stack and "Niagara" quartz countertop, a walk-in tile shower, linen closet, and private water closet. Upstairs, a loft connects to three additional bedrooms, a laundry room, a linen closet, and full bath with a vanity and tub/shower combination. LVP flooring runs throughout main living areas. Exterior showcases vinyl siding with board and batten accents, dimensional roof shingles, and a front door in SW "Sea Serpent" with a transom, sidelight, and smart keypad entry. Additional features include a two-car garage with a work area, Energy Plus Certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

## KITCHEN

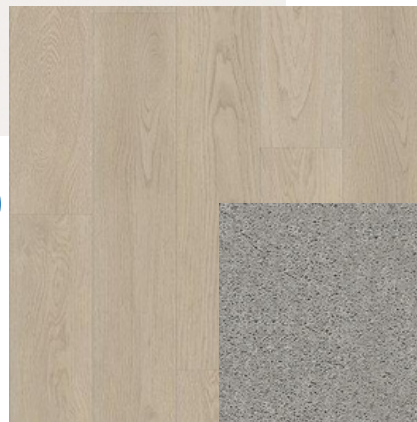
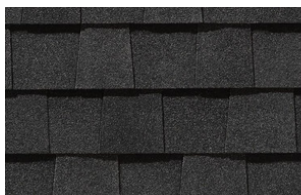
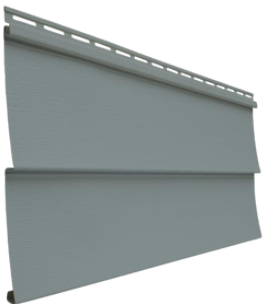
Door Style:  
Fairmont



Color:  
White



## EXTERIOR



AQ01

## PAINT



## BATHROOM

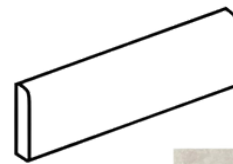
Door Style:  
Fairmont



Color:  
White



## FLOORING



AQ01

## 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 Arctic 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: AQ01 12x24 Staggered w/ #97 Iron Grout / Floor: LP21 2x2 w/ #97 Iron Grout
- ARO4 w/ #95 Mink Grout on Bath #2 Shower Surround

## FLOORING

- Homestead - Shell Taupe #5208 LVP in Foyer, Great Room, Formal Dining Room, Kitchen, Powder Room, Hall #1, Bath #2, Laundry
- AQ01 12x24 Staggered w/ #97 Iron Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Formal Dining Room Interior Color: Gale Force SW7605
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite
- Picture Frame Style Wainscot and Coffered Ceiling w/ 3 5/8" Crown in Formal Dining Room
- Bench and Cubby (Drop Zone) 6' Wide

## LIGHTING / ELECTRICAL

- Canfield 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/ 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: Sea Serpent SW7615
- 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 Bridgeport Steel Narrow Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters
- Sod - Whole Yard



# THE CAMELLIA HOMEPLAN

LOT 33 | ELEVATION FH

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE

W/ WORK AREA

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

BASE PRICE: \$393,635

Elevation FH	\$2,450
Optional Garage Storage/Work Area	\$6,820
Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

### DESIGN CENTER OPTIONS \$36,545

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 Pendant Lights: 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  
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, Formal Dining Room, Kitchen, Powder Room, Hall #1, Bath #2, Laundry  
Ceramic Tile Level 3- Primary Bath  
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** **\$56,265**

**TOTAL SALES PRICE: \$449,900**

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