



# HOMESITE 68

518 Grassy Gap Trail  
Aberdeen, NC

## THE BAILEY HOMEPLAN

ELEVATION F

2,424 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE  
W/ WORK AREA



\*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

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Photos, Options,  
Virtual Tours & More

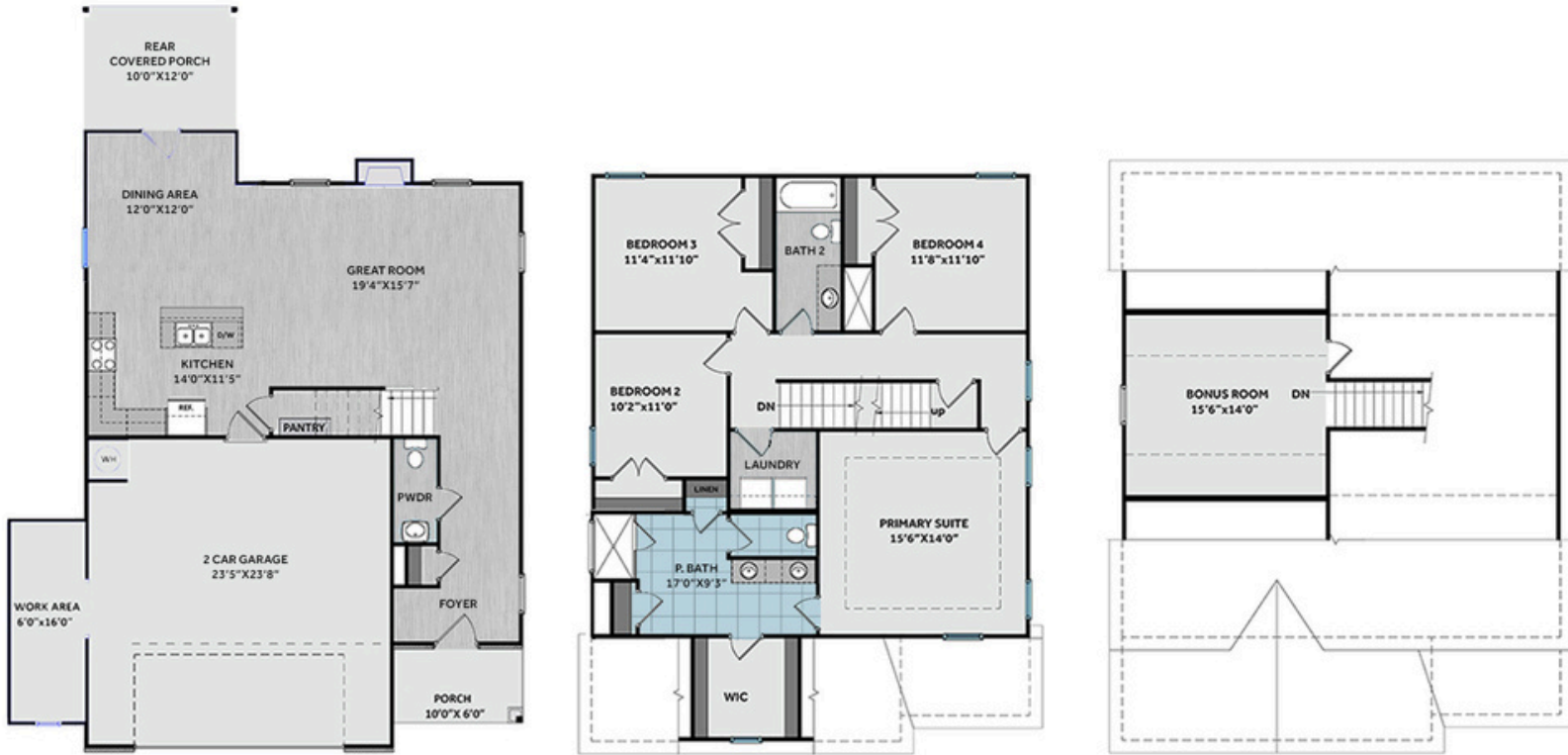
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This open floorplan features a spacious great room with a gas log fireplace, mantle, and black granite surround. The kitchen features an island with a breakfast nook extension, quartz countertops in "New Willow White," white shaker cabinets, a white subway tile backsplash, pantry, dining area, and stainless-steel appliances including a microwave, dishwasher, and gas range. Sliding doors off the dining area lead to a rear-covered porch—ideal for entertaining. A half-bath is located just off the foyer. All bedrooms are upstairs, along with a full hall bath featuring a vanity and tub/shower combination, and a laundry room. The primary suite features a tray ceiling with crown molding and an en-suite bath with a dual sink vanity with center drawer stack, "Niagara" quartz countertop, walk-in tile shower, linen closet, private water closet, and access to a spacious walk-in closet. A finished third-floor bonus room offers versatile space. Durable LVP flooring extends throughout the main level. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional shingles, a front door in SW "Black Magic" with a transom, sidelights, and smart keypad access. This Energy Plus Certified home includes a 2-car garage with a work area, fiber optic internet access, and a 1-2-10 builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont

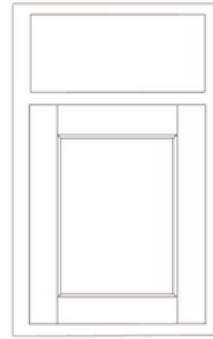


Color:  
White



## BATHROOM

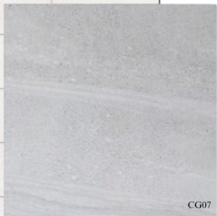
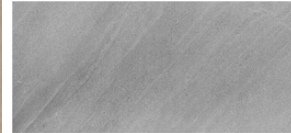
Door Style:  
Fairmont



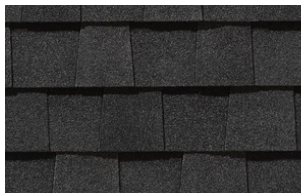
Color:  
White



## FLOORING



## EXTERIOR



## PAINT



## LIGHTING



## 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 #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

- 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, Powder Room, Bath #2
- Upgraded Pedestal Sink in Powder Room
- Primary Bath 36"x60" Tile Shower - Wall: CG07 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 - Aldergrove Oak #2029 in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- CG07 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: First Star SW7646
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite

## LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
  - Model: 6590301-12
- 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

- 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Bellevue Matte Black Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Harbor Gray Vinyl Body Siding
- Harbor Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door w/ Spear Style Decorative Hardware
- Black Gutters
- Sod - Whole Yard





# THE BAILEY HOMEPLAN

LOT 68 | ELEVATION F  
2,424 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE  
W/ WORK AREA

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

BASE PRICE: \$367,890

Elevation F	\$1,750
Optional Garage Storage/Work Area	\$6,820
Optional Finished Bonus Room	\$18,150
Optional Extended Breakfast Nook	\$5,370
Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

### DESIGN CENTER OPTIONS \$36,470

Align Kitchen Faucet w/ Pull-Down Spray  
Gibson 4" Spread Matte Black 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: Zire One Light Pendant – 6590301-12 (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  
Level 1 Rails 1st Floor  
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 Edges  
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 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"  
Fullton Lighting Package Midnight Black (Whole House)  
Upgrade to Front Door Bellevue Matte Black Handleset  
Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$79,010

TOTAL SALES PRICE: \$446,900

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