



**HOMESITE 601**  
408 Redwater Trail  
Aberdeen, NC

## THE CANTON HOMEPLAN

ELEVATION TW

1,715 SQFT | 3 BR | 2 BA | 2 CAR GARAGE W/  
WORK AREA



.218 ACRE

Just minutes from Pinehurst, Southern Pines, and Fort Bragg, Legacy Lakes is home to over 400 acres of beautiful pine trees, rolling fairways, and natural lakes. Close by are the Village of Pinehurst and Pinehurst #2, known as one of the best golf courses in the country.

In addition to golf courses, residents and visitors can enjoy a driving range, state-of-the-art tennis courts, free tennis and fitness classes, the community pool and clubhouse, on-site food truck visits, trivia nights, holiday parties, equestrian events, miles of sidewalks, art exhibits, and more!

### NEW HOME SPECIALISTS

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info@cavinessandcates.com



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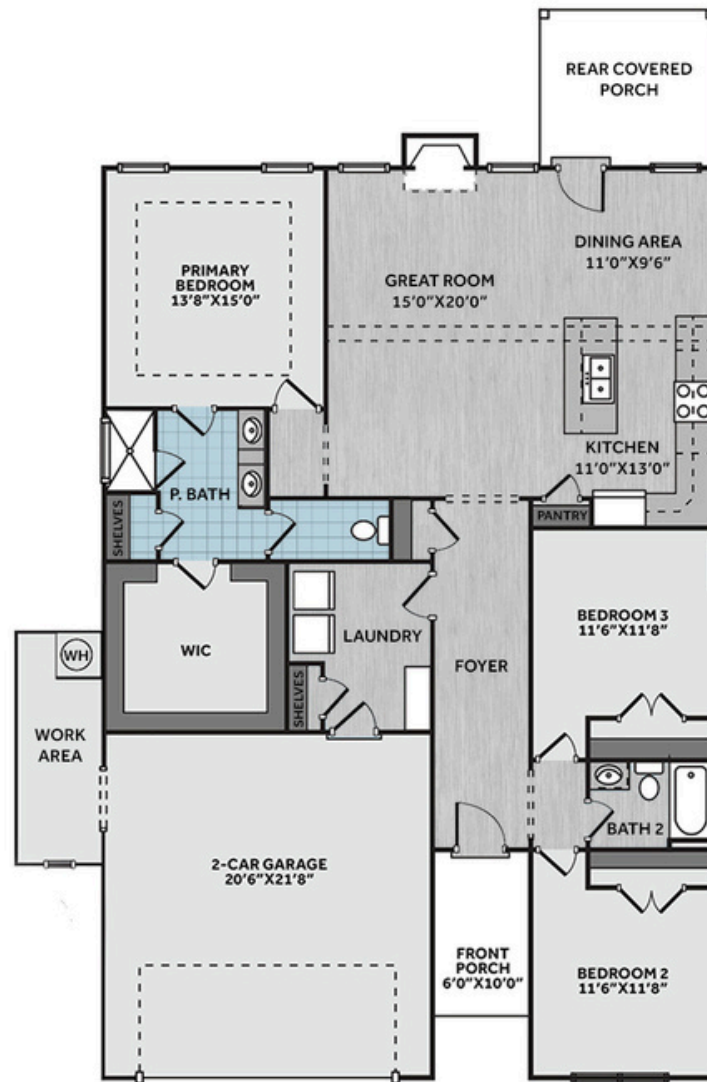
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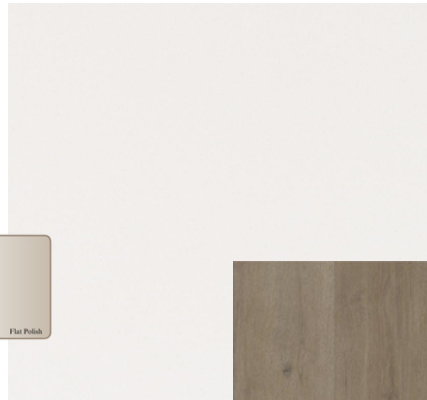
This charming home offers an open-concept great room with an electric fireplace and a cathedral ceiling with faux white beam accents. The kitchen features an island with bar seating, a sink overlooking the great room, "Arctic White" quartz countertops, a natural stone herringbone backsplash, white shaker cabinets, a pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The dining area leads to a covered rear porch—ideal for indoor-outdoor living. The primary suite includes a tray ceiling with crown molding and a spacious en-suite bath features a dual sink vanity with a center drawer stack and a quartz countertop, shaker cabinets, a walk-in tile shower, a linen closet, a private water closet, and access to a spacious walk-in closet. Two additional bedrooms off the foyer share a full hall bath. A laundry/mudroom off the garage includes a coat closet and a built-in bench with cubbies. Exterior features include durable cement-board siding with shake and board-and-batten accents, a stone skirt, a transom window, and dimensional roof shingles. This home also offers a front-loading 2-car garage with a work area, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont

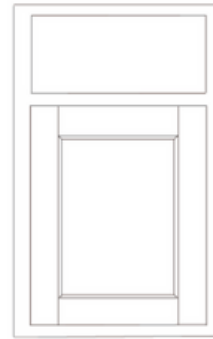


Color:  
White

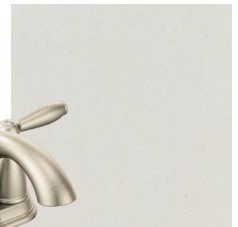


## BATHROOM

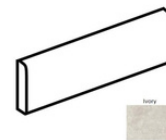
Door Style:  
Fairmont



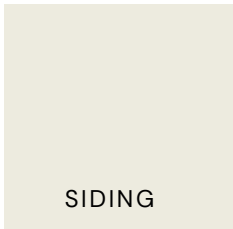
Color:  
White



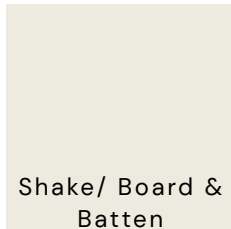
## FLOORING



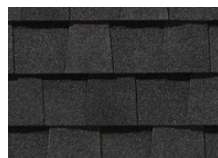
## EXTERIOR



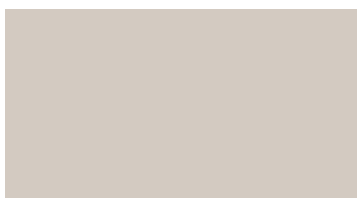
SIDING



Shake/ Board &  
Batten



## PAINT



## LIGHTING





## KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- Flat Polish Edge Arctic White Quartz Countertops
- Natural Stone Herringbone Mosaic Tile - Minute Mosaix / M103 - Set in Herringbone Pattern - Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Ferguson/Frigidaire Gallery Plus Stainless Steel Electric Appliances (Range, Microwave, and Dishwasher)

## 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
- Hall Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath and Bath #2
- Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60" - Wall: AQ01 12x24 Staggered w/ #97 Iron Grout / Floor: LP21 2x2 w/ #97 Iron Grout
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

## FLOORING

- House - Truffle #5235 LVP in Foyer, Great Room, Kitchen / Dining Area, Bath #2, Laundry
- AQ01 12x24 Staggered w/ #97 Iron Grout in Primary Bath
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Paint & Trim - 2 Car Garage & Work Area
- Tray Ceiling in Primary Suite
- Bench & Cubby (Drop Zone) 4" Wide - Laundry

## LIGHTING / ELECTRICAL

- Zire Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern over Kitchen Island
  - Model: 5192603-962
- USB Charging Outlet in Kitchen
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

## FIREPLACE

- Electric Fireplace w/ Wescott Mantel and Absolute Black Surround

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Norris Gray LedgeStone Facade
- Fiber Cement Body Siding Painted: Alabaster SW7008
- Fiber Cement Shake/Board & Batten Accent Painted: Alabaster SW7008
- Extra White Exterior Trim
- Board & Batten Black Shutters
- 2 over 1 White Windows
- White Gallery Steel Long Panel Garage Doors with Window Inserts and Hardware
- Black Gutters



## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation TW	\$1,575
Optional Rear Covered Porch – per plan	\$8,800
Optional Garage Storage/Work Area	\$6,820
Optional Electric Fireplace	\$1,650

BASE HOUSE PRICE: \$379,840

### DESIGN CENTER OPTIONS \$34,815

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)  
Raised/Elongated Toilet – Secondary Bath (x1- Bath #2)  
6-Panel Front Door & Transom Package  
Kitchen Pendant Lights: 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 (x1)  
Add Decorative Glass & Inserts to 16x7 Door  
Add Bench and Cubby (Drop Zone) 4' WIDE  
Kitchen – Add 42" Wall Cabinets  
Add Refrigerator End Panels to Standard Cabinet Layout  
Kitchen – Add 2 ¼" Crown to Standard Cabinet Layout  
Primary Bath – Adult Height Vanity  
Hall Bath – Adult Height Vanity (x1- Bath #2)  
Add 12" Stack of Drawers to Primary Vanity  
Kitchen Level 1 Quartz  
Upgrade Kitchen Countertop Edges  
Upgrade all Bath Vanity Bowls to Square Bowls  
Level 1 Fireplace Mantel  
Level 1 Fireplace Surround  
Sherwin Williams Duration Flat Paint Whole House Package  
Paint & Trim – 2 Car Garage, Garage Storage/Work Area (painted flat white)  
LVP Lvl 2 – Foyer, Great Room, Kitchen / Dining Area, Bath #2, Laundry  
Ceramic Tile Level 3 ILO Vinyl- Primary Bath Opt. Layout  
Kitchen Backsplash: Natural Stone Herringbone Mosaic Tile – Minute Mosaic  
Level 3 Deluxe Tile Pattern – Option #1 Tile Shower 36" x 60"  
Zire Lighting Package Brushed Nickel (Whole House)  
Upgrade to Front Door Handleset  
Gallery Plus Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$53,660

TOTAL SALES PRICE: \$433,500

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