



## HOMESITE 29

298 Rough Ridge Trail  
Aberdeen, NC

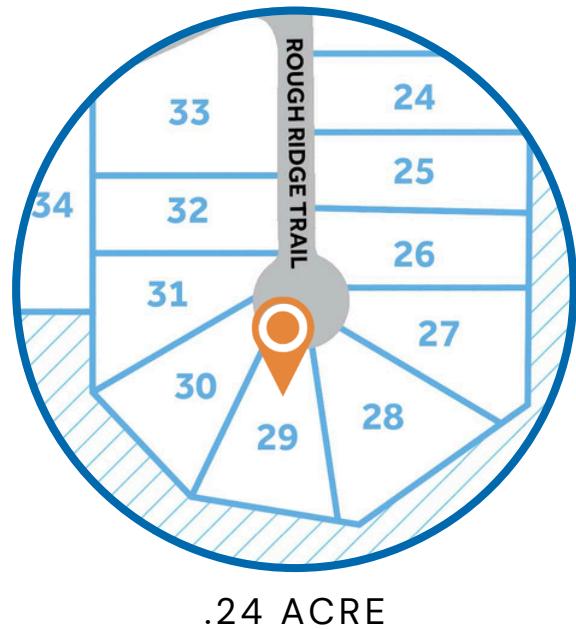
### THE CAMELLIA HOMEPLAN

#### ELEVATION F

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



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



.24 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!

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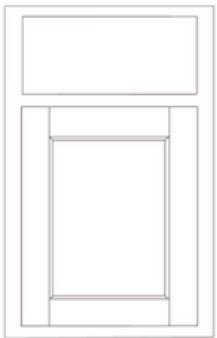


\*Subject to change without notice. See pg. 5 for full disclaimer.



This home features a formal dining room off the foyer, painted in SW "Naval", with a coffered ceiling and wainscoting accents. A laundry room, with cabinetry and stacked washer/dryer hookups, sits near the garage entry, next to a convenient half-bath. The kitchen offers "New Willow White" quartz countertops, white shaker cabinets, ceramic tile backsplash, bar seating, a pantry, and stainless-steel appliances. The open great room includes a gas log fireplace with a decorative mantel and black granite surround, and access to the 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, dual quartz sink vanity in "Admiral Blue" with a center drawer stack, 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 white vanity and tub/shower combination. LVP flooring runs throughout the main living areas. Exterior showcases vinyl siding with board and batten accents, dimensional roof shingles, and a front door in SW "Pineapple Cream" with smart keypad entry. Additional features include a two-car garage, Energy Plus Certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.

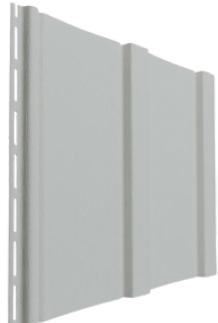
## KITCHEN



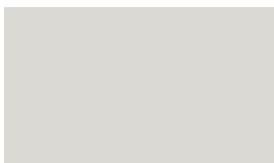
Color:  
White



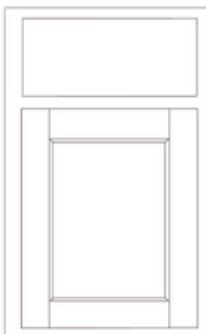
## EXTERIOR



## PAINT



## BATHROOM



Color:  
Admiral Blue

Color:  
White



## FLOORING



## 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 New Willow White Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY90 Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire 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 Admiral Blue Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls in Primary Bath
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls in Bath #2
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Gerber Burr Ridge 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/ #93 Fossil Grout on Bath #2 Shower Surround

## FLOORING

- Homestead - Shell Taupe #5208 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, 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
- Formal Dining Room Accent Color: Naval SW6244
- Picture Frame Style Wainscot and Coffered Ceiling w/ 3 5/8" Crown - Formal Dining Room
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite

## LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Bar
  - Model: P1308BS
- 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: Pineapple Cream SW1668
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Everest Vinyl Body Siding
- Everest Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

## APPLIANCES

- Stackable Washer/Dryer in Downstairs Laundry

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

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

### DESIGN CENTER OPTIONS \$37,713

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: Feiss Tabby One Light Pendant - P1308BS (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	
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	
Primary Bath - Multicolor Cabinet Option	
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/Breakfast Area, Powder Room, Hall #1, Bath #2, Laundry	
Ceramic Tile Level 3- Primary Bath	
Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology	
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	
Add Stackable Washer/Dryer	

**TOTAL OPTIONS ADDED** \$49,913

**TOTAL SALES PRICE: \$465,913**

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