



HOMESITE 550

533 Watauga Lane
Aberdeen, NC

THE CEDAR HILL HOMEPLAN

ELEVATION C

2,921 SQFT | 4 BR | 3 BA | 2 CAR GARAGE
W/ WORK AREA



.26 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.

From tennis and pickleball to fitness, a resort-style pool, and miles of scenic sidewalks—there's something for everyone to enjoy!

NEW HOME SPECIALISTS

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Photos, Options,
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SALES AND MARKETING BY:



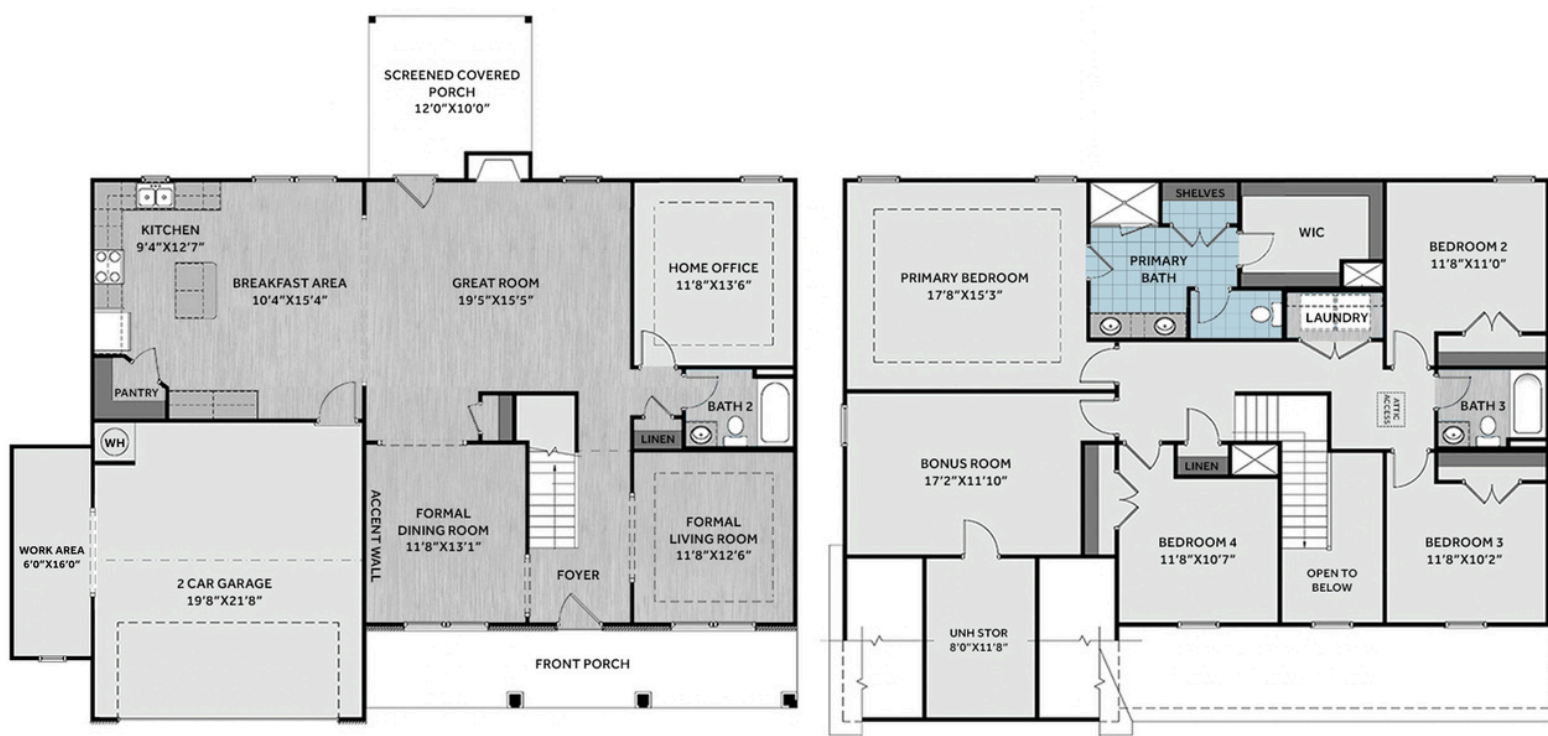
LIFESTYLE
PROPERTY
PARTNERS



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This home features an open-concept layout designed for everyday living and entertaining. The great room offers an electric log fireplace with a floating mantel and access to the rear screened-in porch overlooking the golf course. The kitchen includes an island, "Trigato" quartz countertops, white shaker cabinets with "Sahara" accent island cabinets, ceramic tile backsplash, breakfast area, corner pantry, and stainless-steel appliances. Additional main level spaces include a formal living room, a home office, and a formal dining room showcasing a SW "Pewter Green" square panel accent wall. A full bathroom with a hall linen closet completes the first floor. Upstairs, the primary suite features a tray ceiling and en-suite bathroom with a dual quartz sink vanity with a center drawer stack, walk-in tile shower, linen closet, private water closet, and walk-in closet. Three additional bedrooms share a full hall bath with nearby laundry access, while a bonus room provides flexible living space. Exterior highlights include cement board siding, shake accents, stone skirt, dimensional roof shingles, spacious front porch, and smart keypad entry. Additional features include a two-car garage with work area, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

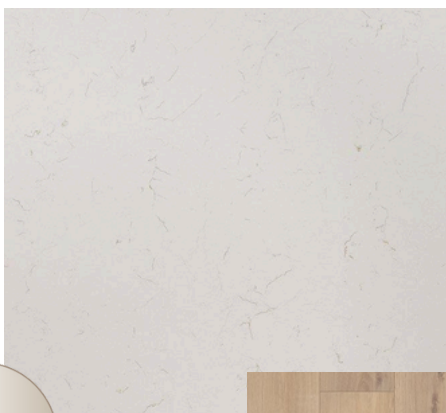
KITCHEN

Door Style:
Fairmont

Color:
White



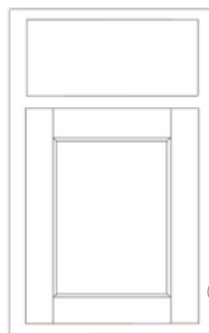
Color:
Sahara



BATHROOM

Door Style:
Fairmont

Color:
Sahara



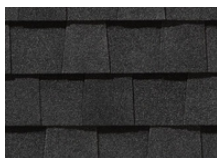
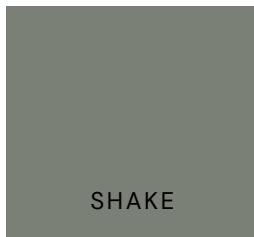
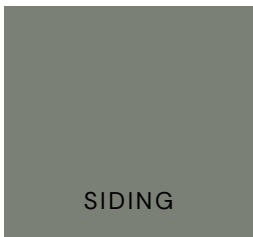
FLOORING



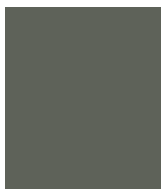
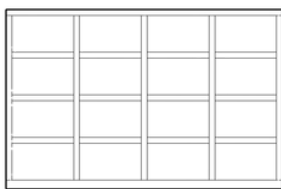
EXTERIOR

SIDING

SHAKE



PAINT



LIGHTING





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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 BP20576195 Pulls
- Fairmont Sahara Flat Panel Cabinet Accent Island
- ½ Bullnose Edge Trigato Quartz Countertops
- 4x12 Rectangle Undulated - Mythology / MY90 4x12 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
- Frigidaire Gallery Plus Stainless Steel Electric Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont Sahara Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- Vertical Straight Stacked - Option #1 Tile Shower 36" x 60" - Wall: CT75 12x24 Vertical Straight Stacked w/ #90 Light Pewter Grout / Floor: CT75 2x2 Straight w/ #90 Light Pewter Grout
- SV17 w/ #17 Marble Beige Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Enterprise 9" - Ravenswood Oak #2091A LVP in Foyer, Great Room, Formal Dining Room, Formal Living Room, Kitchen / Breakfast Area, Hall #1, Bath #2, Bath #3, Laundry
- CT75 12x24 Staggered w/ #90 Light Pewter Grout in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Accessible Beige SW7036
- Accent Wall Option #1: Square Panel Accent Wall - Satin Painted Pewter Green SW6208 - Formal Dining Room
- Paint & Trim - 2 Car Garage/Work Area
- Tray Ceiling in Primary Suite
- Level 1 Rails - First Floor

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Island
 - Model: P1308BS
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Electric Fireplace w/ Fillmore Floating Mantel Stained in Toasted Barrel

EXTERIOR

- 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Shadow Mountain Stack Stone Facade
- Fiber Cement Body Siding Painted: Retreat SW6207
- Fiber Cement Shake Accent Painted: Retreat SW6207
- Extra White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- Gallery Steel Long Panel Garage Door with Window Inserts and Hardware
- White Gutters





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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch – 10' x 12'

Optional Garage Storage/Work Area

Optional Electric Fireplace

BASE HOUSE PRICE: \$534,115

\$8,800

\$6,820

\$1,650

DESIGN CENTER OPTIONS \$48,515

Screened Porch – 12x10 White Framing w/ Pickets

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)

Raised/Elongated Toilet – Secondary Bath (x2 – Bath #2, Bath #3)

6-Panel Front Door, 2 ½ Light Sidelights & Transom Package

Kitchen Pendants: Feiss Tabby One Light Pendant – P1308BS (x2- Over Kitchen Island)

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 Decorative Glass & Inserts to 16x8 Garage Door

Add Accent Wall Option #1 – Painted Square Panel Accent Wall – Formal Dining Room

Level 1 Rails 1st Floor

Kitchen – Add 42" Wall Cabinets

Add Refrigerator End Panels to Standard Cabinet Layout

Kitchen – Add 2 ¼" Crown to Standard Cabinet Layout

Kitchen Island Multicolor Cabinet Option

Primary Bath – Adult Height Vanity

Add 12" Stack of Drawers to Primary Vanity

Kitchen Level 1 Quartz

Upgrade all Bath Vanity Bowls to Square Bowls

Fillmore Floating Mantel

Sherwin Williams Duration Flat Paint Whole House Package

Paint & Trim – 2 Car Garage/Work Area (painted flat white)

LVP Lvl 2 – Foyer, Great Room, Formal Dining Room, Formal Living Room, Kitchen / Breakfast Area,

Hall #1, Bath #2, Bath #3, Laundry

Ceramic Tile Lvl 3 ILO Vinyl – Primary Bath Opt. Layout

Kitchen Backsplash: 4x12 Rectangle Undulated – Mythology

Level 3 Vertical Straight Stacked Tile Pattern – Option #1 Tile Shower 36" x 60"

Canfield Lighting Package Brushed Nickel (Whole House)

Upgrade to Front Door Handleset

Gallery Plus Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$65,785

TOTAL SALES PRICE: \$599,900

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