



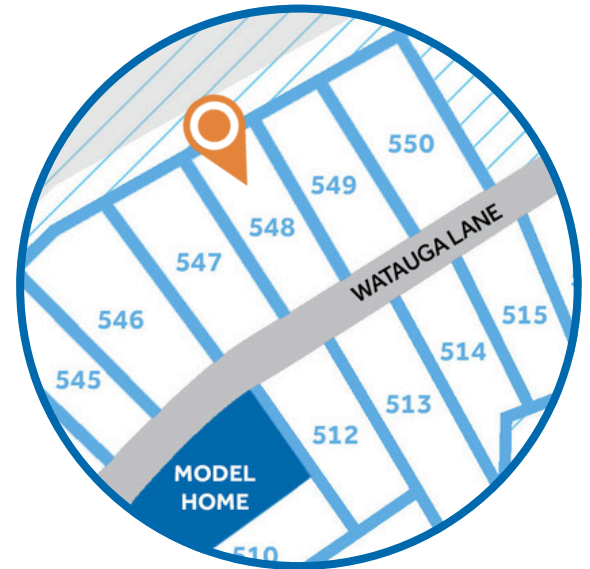
HOMESITE 548

525 Watauga Lane
Aberdeen, NC

THE RIVERMIST HOMEPLAN

ELEVATION C

2,695 SQFT | 4 BR | 3.5 BA | 3 CAR GARAGE



.23 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.

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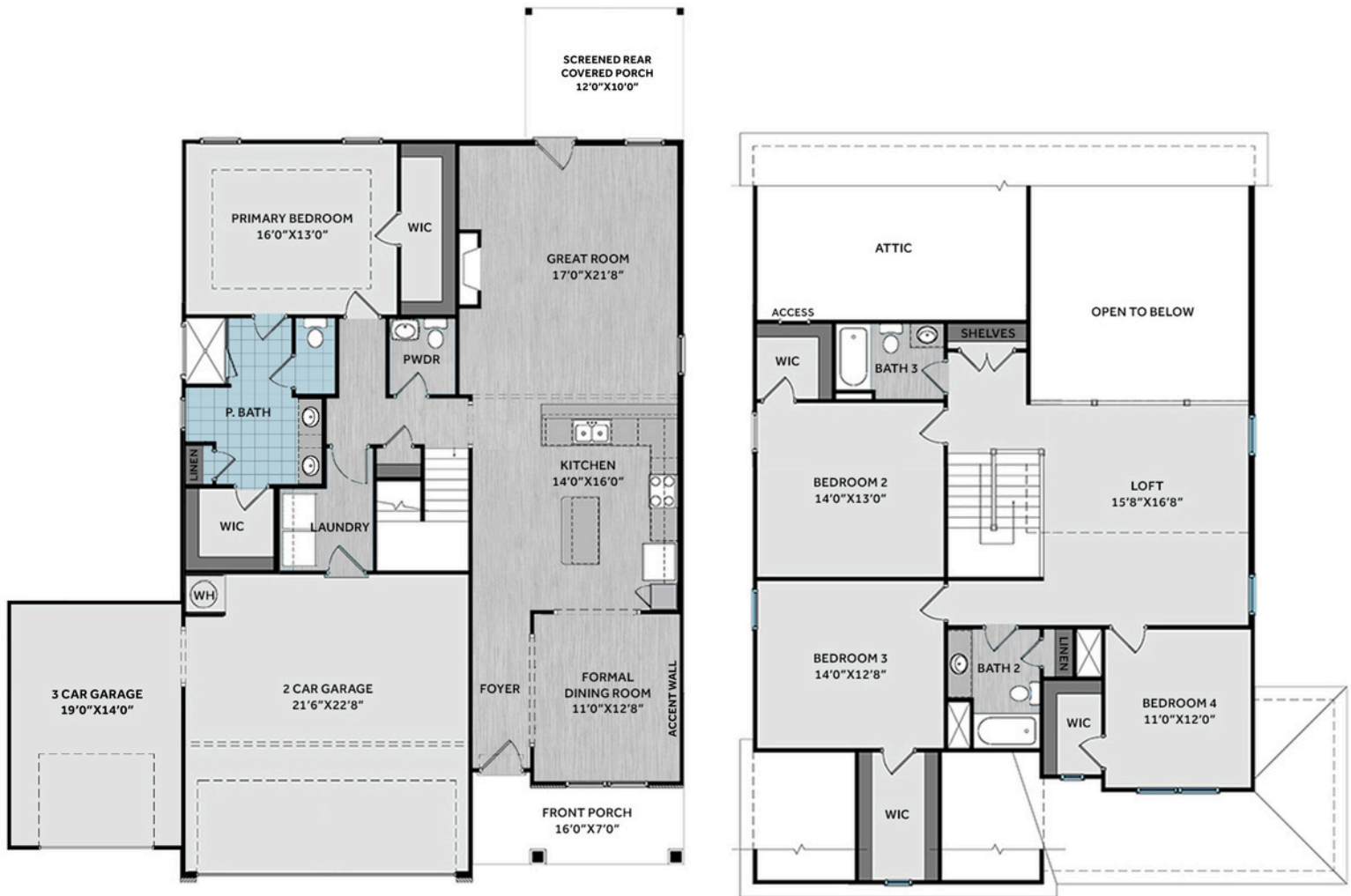
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This two-story home opens to a foyer that leads to an open-concept great room with an electric log fireplace with a floating mantel, second-floor catwalk, and access to a screened rear covered porch. The formal dining room off the foyer is highlighted by an accent frame wall painted in SW "Foggy Day". The great room flows into the kitchen with an island with bar seating, "Carrara Extra" quartz countertops, white shaker cabinets with a "Blue Smoke" accent island, mosaic tile backsplash, and stainless-steel appliances, including a microwave, dishwasher, and smooth top range. The first-floor primary suite offers a tray ceiling with crown molding and two walk-in closets, while the en-suite bath includes a dual quartz sink vanity with a center drawer stack, a walk-in tile shower, linen closet, and private water closet. A mudroom and half-bath are conveniently located by the garage entry. Upstairs, a spacious loft with a storage closet leads to three bedrooms—each with walk-in closets—and two full hall bathrooms. Exterior features include cement board siding with shake accents, stone skirt, dimensional roof shingles, a "Foggy Day" front door, and smart keypad entry. This home includes a three-car garage, fiber optic internet availability, Energy Plus certification, and a 1-2-10 in-house builder warranty.

KITCHEN

Door Style:
Fairmont



Color:
White



Color:
Blue Smoke



BATHROOM

Door Style:
Fairmont



Color:
White

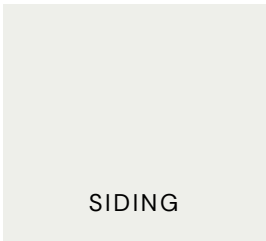


FLOORING

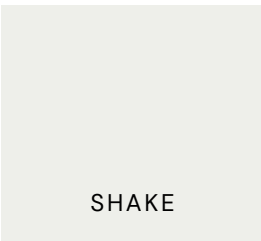
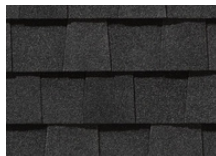


EXTERIOR

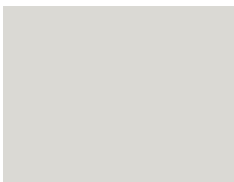
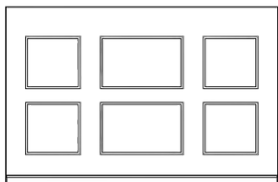
SIDING



SHAKE



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
- Fairmont Blue Smoke Accent Kitchen Island
- ½ Bullnose Edge Carrara Extra Quartz Countertops
- Artezen 2x4 Brick Joint Mosaic / AT20 2x4 Brick Joint Mosaic w/ #44 Bright White Grout 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)
- 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, Bath #3
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Vertical Straight Stacked Tile Pattern - Option #1 Tile Shower 36" x 60" - Wall: SV18 12x24 Vertical Straight Stacked w/ #89 Smoke Gray Grout / Floor: SV18 2x2 Straight w/ #89 Smoke Gray Grout
- SV18 w/ #89 Smoke Gray Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Revered - Aldergrove Oak #2029 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
- SV18 12x24 Staggered w/ #89 Smoke Gray Grout in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Accent Wall Option #2: Traditional Panel Accent Wall - Satin Painted Foggy Day SW6235 - Formal Dining Room
- Paint & Trim - 3 Car Garage
- Tray Ceiling in Primary Suite
- Level 1 Rails - Midflight & Overlook

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

- Electric Fireplace w/ Fillmore Floating Mantel Stained in Gray Chestnut

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Foggy Day SW6235
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Norris Gray LedgeStone Facade
- Fiber Cement Body Siding Painted: Extra White SW7006
- Fiber Cement Shake Accent Painted: Extra White SW7006
- Extra White Exterior Trim
- Storm Cloud Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Doors with Window Inserts and Hardware
- Black Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE HOUSE PRICE: \$508,700

Optional Rear Covered Porch – 10' x 12'	\$8,800
Optional Secondary Bathroom (3rd Bath)	\$5,696
Optional 3 rd Car Garage	\$16,500
Optional Electric Fireplace	\$1,650

DESIGN CENTER OPTIONS \$48,606

Screened Porch – 12x10 White Framing w/ Pickets
 Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
 Raised/Elongated Toilet – Secondary Bath (x3 – Powder Room, Bath #2, Bath #3)
 Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
 6-Panel Front Door & Transom Package
 Kitchen Pendants: 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 Doors (x2)
 Add Decorative Glass & Inserts to 16x7 Garage Door
 Add Decorative Glass & Inserts to 9x7 Garage Door
 Add Accent Wall Option #2 – Painted Traditional Panel Accent Wall – Formal Dining Room
 Level 1 Rails Midflight & Overlook
 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 – 3 Car Garage (painted flat white)
 LVP Lvl 2 – Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Bath #2, Bath #3, Laundry
 Ceramic Tile Lvl 3 ILO Vinyl – Primary Bath Opt. Layout
 Kitchen Backsplash: Artezen 2x4 Brick Joint Mosaic
 Level 3 Vertical Straight Stacked Tile Pattern – Option #1 Tile Shower 36" x 60"
 Level 2 Tile Shower Floor – Option #1 Tile Shower
 Upgrade to Front Door Handleset
 Canfield Lighting Package Brushed Nickel (Whole House)
 Gallery Plus Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$81,252

TOTAL SALES PRICE: \$589,952

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