



HOMESITE 549

529 Watauga Lane
Aberdeen, NC

THE GRANVILLE HOMEPLAN

ELEVATION F

2,876 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE
W/ GOLF CART GARAGE



.22 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

910.405.8311

info@cavinessandcates.com



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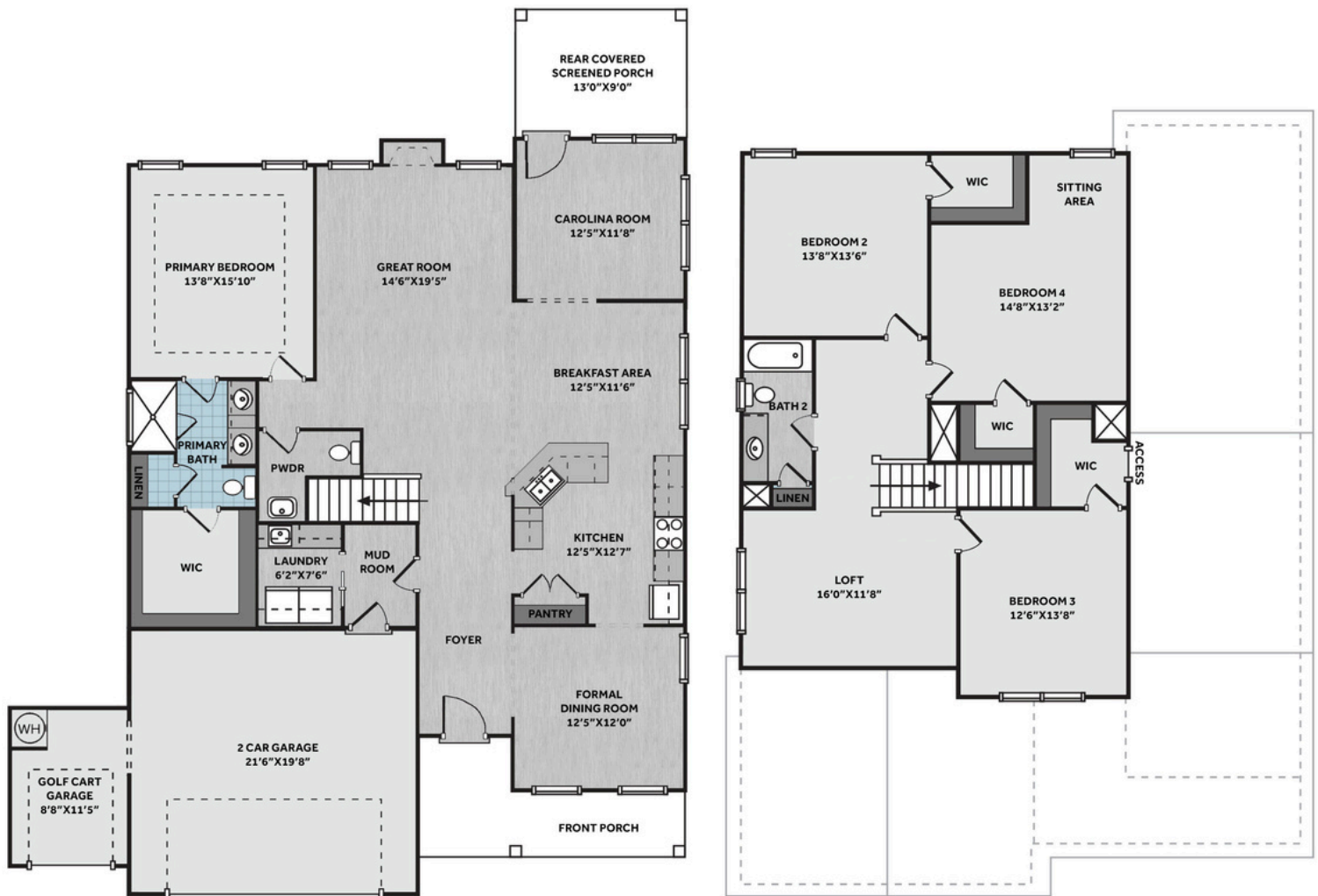
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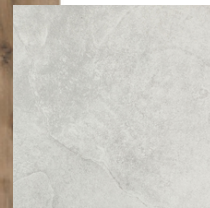
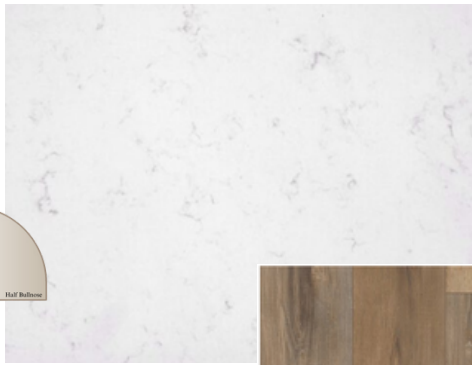
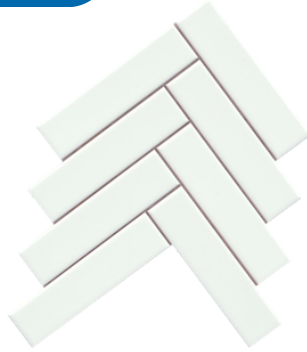


Designed for everyday living and entertaining, this home features a spacious great room with an electric fireplace and mantel. Just off the foyer, a formal dining room in SW "Gale Force" showcases two-piece crown molding and wainscoting. The well-appointed kitchen offers "Carrara Extra" quartz countertops, white shaker cabinets, herringbone tile backsplash, pantry, and stainless-steel appliances. The adjoining breakfast area flows into a sunny Carolina room, which opens to a screened-in rear porch. A half-bath and laundry room with cabinetry and a sink complete the main level. The first-floor primary suite showcases a tray ceiling with crown molding and an ensuite bathroom with a dual quartz sink vanity with a center drawer stack, walk-in tile shower, linen closet, and spacious walk-in closet. Upstairs, a loft leads to three bedrooms—all with walk-in closets—and a full hall bath with a linen closet. Exterior details include cement board siding with board and batten accents, dimensional roof shingles, and a welcoming front porch with a SW "Pineapple Cream" front door with smart keypad entry. Additional features include a two-car garage with a golf cart bay, 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

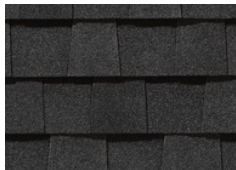
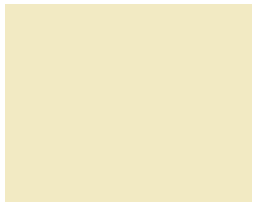


FLOORING

EXTERIOR

SIDING

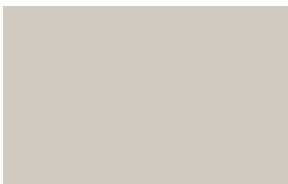
B&B



LIGHTING



PAINT



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 20576-900 Pulls
- ½ Bullnose Edge Carrara Extra Quartz Countertops
- 2x8 Herringbone Tile - Color Wheel Classic / 2x8 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Herringbone 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)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White 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, Powder Room, Bath #2
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Classic Straight Tile Pattern - Option #1 Tile Shower 36" x 60" - Wall: SQ20 12x12 Straight w/ #89 Smoke Gray Grout / Floor: SQ20 2x2 Straight w/ #89 Smoke Gray Grout
- SQ20 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Carolina Room, Bath #2, Laundry
- SQ 12x12 Straight w/ #89 Smoke Gray Grout in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Picture Frame Style Wainscot & 2 Piece Crown Molding - Formal Dining Room
- Formal Dining Room Color: Gale Force SW7605
- Paint & Trim - 2 Car Garage & Golf Cart Garage
- Tray Ceiling in Primary Suite
- Level 1 Rails - 1st Floor

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
 - Model: 6590301-112
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Electric Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

EXTERIOR

- 6-Panel Front Door, 2 ½ Light Sidelight & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Pineapple Cream SW1668
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Fiber Cement Body Siding Painted: Dustblu SW9161
- Fiber Cement Board & Batten Accent Painted: Dustblu SW9161
- Extra White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Doors with Window Inserts and Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	\$1,750
Optional Golf Cart Garage	\$9,625
Optional Carolina Room w/ Covered Porch	\$18,700
Optional 1st Floor Laundry Room	\$5,000
Optional Electric Fireplace	\$1,650

BASE HOUSE PRICE: \$505,313

DESIGN CENTER OPTIONS \$47,462

Screened Porch - Carolina Room w/ Covered Porch Option w/ Pickets
 Align Kitchen Faucet w/ Pull-Down Spray
 Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
 Raised/Elongated Toilet - Secondary Bath (x2 - Powder Room, Bath #2)
 Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
 6-Panel Front Door, 2 ½ Light Sidelight & Transom Package
 Kitchen Pendant Light: Zire One Light Pendant - 6590301-112 (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 16x8 Garage Door
 Add Decorative Glass & Inserts to Golf Cart Garage Door
 Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
 Add 2 Piece Crown Moulding- 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
 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
 Level 1 Fireplace Mantel
 Level 1 Fireplace Surround
 Sherwin Williams Duration Flat Paint Whole House Package
 Paint & Trim - 2 Car Garage & Golf Cart Garage (painted flat white)
 LVP Lvl 2 - Foyer, Great Room, Formal Dining Room, Carolina Room, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry
 Ceramic Tile Lvl 1 ILO Vinyl - Primary Bath Opt. Layout
 Kitchen Backsplash: 2x8 Herringbone Tile - Color Wheel Classic
 Level 1 Classic Straight 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 \$84,187

TOTAL SALES PRICE: \$589,500

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