



HOMESITE 574

633 Watauga Lane
Aberdeen, NC

THE GRANVILLE HOMEPLAN

ELEVATION C

2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE
W/ WORK AREA



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



.21 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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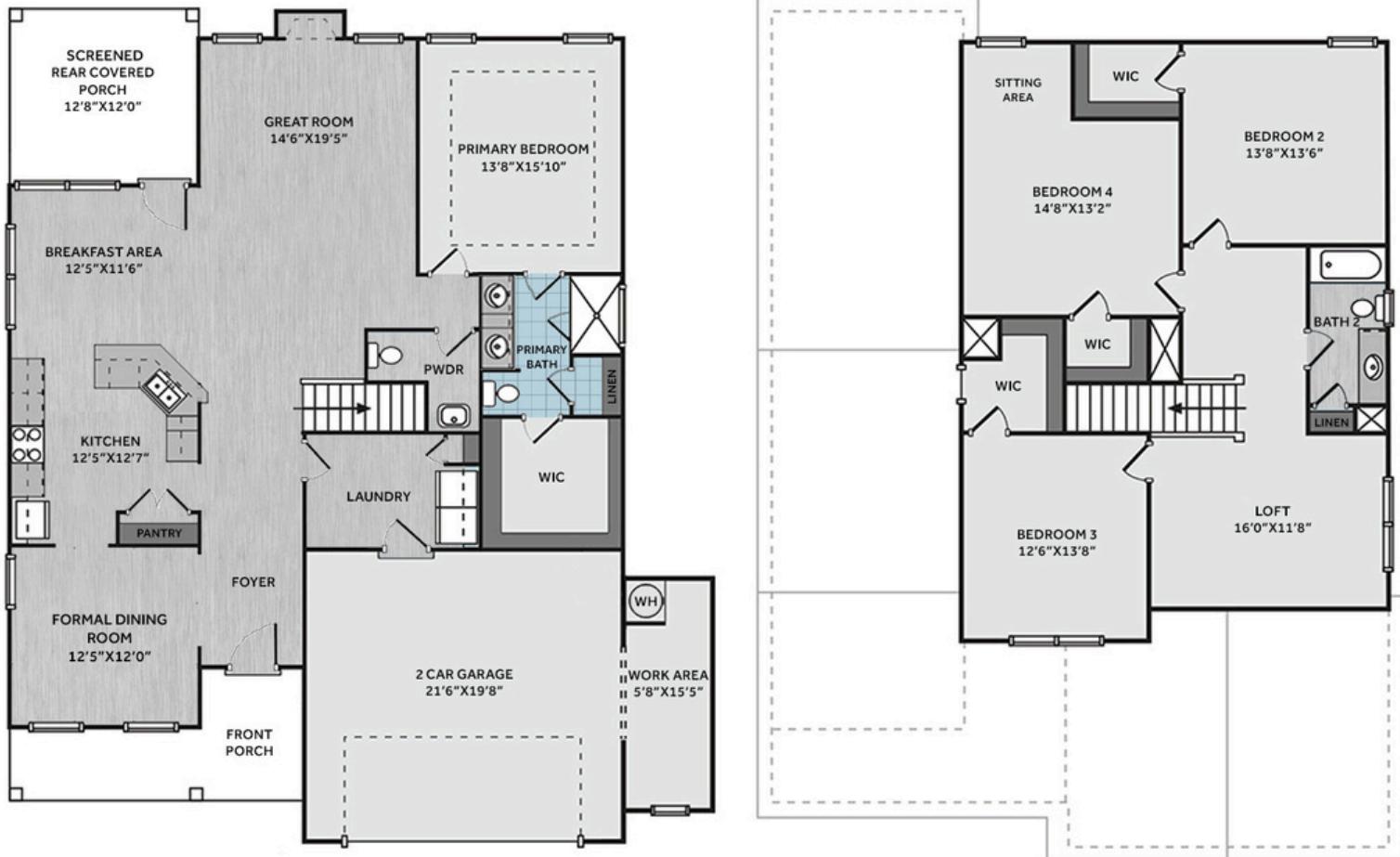
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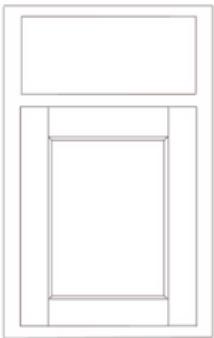
*Subject to change without notice. See pg. 5 for full disclaimer.



This home offers a spacious great room with an electric fireplace framed by a floating mantel stained in "Loft Pine". Off the foyer, a formal dining room painted in SW "Gale Force" features two-piece crown molding and wainscoting. The kitchen features "New Willow White" quartz countertops, white shaker cabinets, ceramic tile backsplash, pantry, and stainless-steel appliances. The breakfast area opens to the rear covered screened-in porch. Also on the main floor are a half bath and a mudroom with garage access. 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, a walk-in tile shower, a linen closet, and access to a 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 highlights include cement board siding with shake accents, a stone skirt, dimensional roof shingles, and a spacious front porch with a SW "Dark Knight" door highlighted by a transom window, sidelights, and smart keypad entry. This home includes a 2-car garage with a workshop, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont



Color:
White



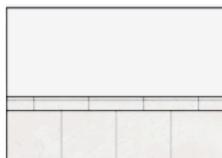
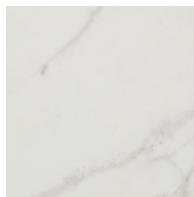
EXTERIOR



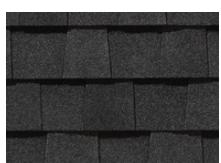
SIDING



SHAKE



CT76

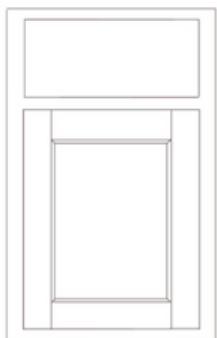


PAINT



BATHROOM

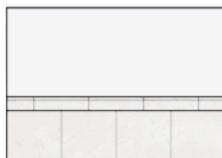
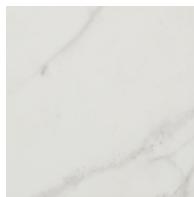
Door Style:
Fairmont



Color:
White



FLOORING



CT76



LIGHTING

KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- $\frac{1}{2}$ Bullnose Edge New Willow White Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY90 2x5 Horizontal Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 $\frac{1}{4}$ " Crown on Kitchen Cabinets
- Frigidaire Gallery Plus Stainless Steel Electric Appliances (Range, Microwave, and Dishwasher)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 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: CT76 12x12 w/ #89 Smoke Gray Grout / Floor: CT76 2x2 w/ #89 Smoke Gray Grout
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry
- CT76 12x12 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
- Formal Dining Room: Gale Force SW7605
- Paint & Trim - 2 Car Garage & Work Area
- Tray Ceiling in Primary Suite
- Level 1 Picture Frame Style Wainscot - Formal Dining Room
- 2 Piece Crown Moulding - Formal Dining Room
- Level 1 Rails - First Floor

LIGHTING / ELECTRICAL

- Seville 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/ Fillmore Floating Mantel Stained in Loft Pine

EXTERIOR

- 6-Panel Front Door, 2 $\frac{1}{2}$ Light sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Dark Night SW6237
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Norris Gray - Stack Facade
- Fiber Cement Body Siding Painted: Knitting Needles SW7672
- Fiber Cement Shake Accent Painted: Knitting Needles SW7672
- Extra White Exterior Trim
- Midnight Blue Board & Batten Shutters
- 4 over 4 White Windows
- White Gallery Steel Short Panel Garage Door with Window Inserts and Hardware
- White Gutters
- Screened Rear Porch



DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C	Standard
Optional Garage Storage / Work Area	\$6,820
Optional Electric Fireplace	\$1,650

DESIGN CENTER OPTIONS \$41,774

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 Sidelights & 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 Door (x1)
Add Decorative Glass & Inserts to 16x7 Door
Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
Add 2 Piece Crown Molding - 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
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, Kitchen / Breakfast Area, Powder Room, Bath #2, Laundry
Ceramic Tile Lvl 2 ILO Vinyl - Primary Bath Opt. Layout
Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology
Level 2 Classic Straight Tile Pattern - Option #1 Tile Shower
Upgrade to Front Door Handleset
Gallery Plus Stainless Steel Electric Range, Microwave and Dishwasher
Screened Porch (per plan) w/ Pickets

TOTAL OPTIONS ADDED \$50,244

TOTAL SALES PRICE:\$561,744

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