



# HOMESITE 585

675 Watauga Lane  
Aberdeen, NC

## THE GRANVILLE HOMEPLAN

ELEVATION F

2,724 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



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



.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.

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



Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:



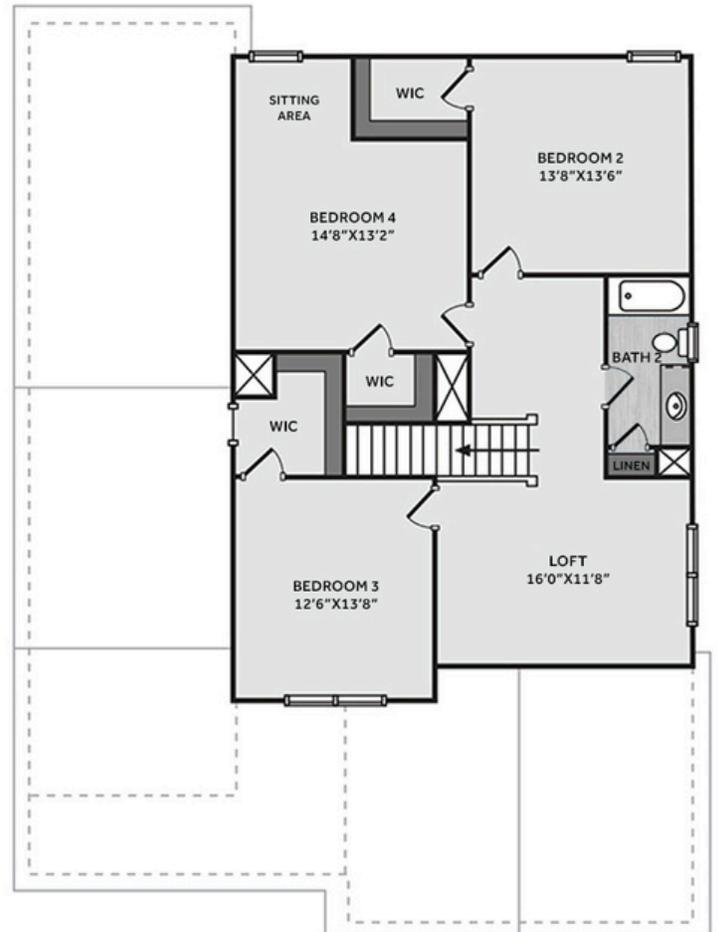
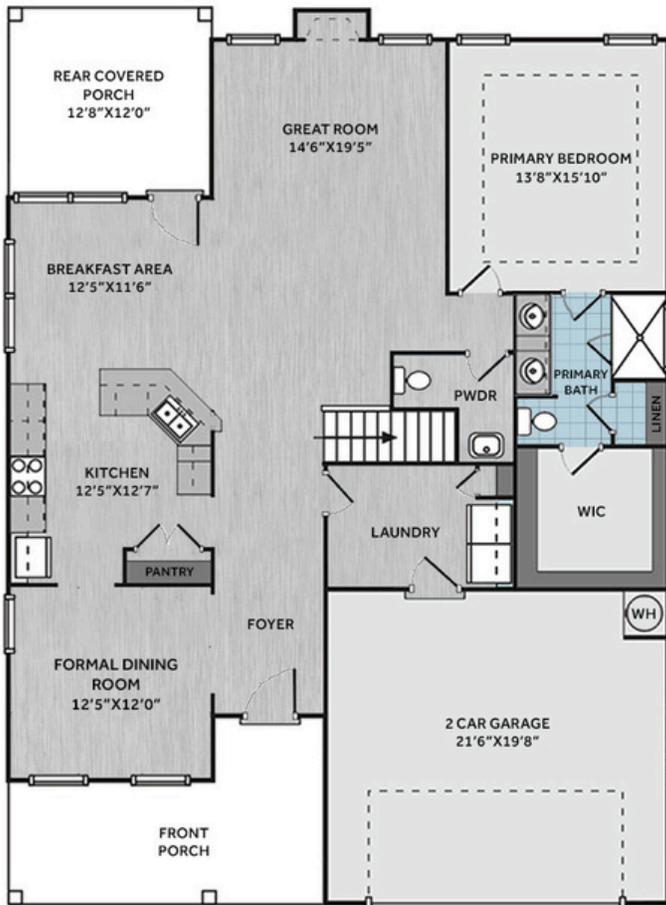
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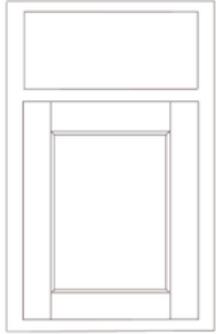
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This home offers a spacious great room with an electric fireplace framed by a floating mantel stained in "Grey Chestnut". Off the foyer, a formal dining room painted in SW "Foggy Day" features two-piece crown molding and wainscoting. The kitchen features "New Willow White" quartz countertops, white shaker cabinets, gray ceramic tile backsplash, a pantry, and stainless-steel appliances. The breakfast area opens to the rear covered 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 board and batten accents, stone facade, 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, fiber optic internet availability, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont

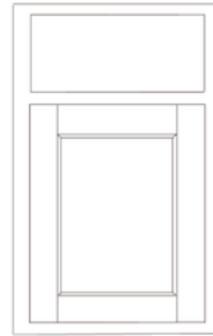


Color:  
White



## BATHROOM

Door Style:  
Fairmont



Color:  
White

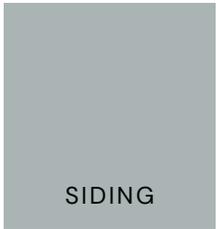


## FLOORING

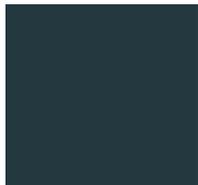


## EXTERIOR

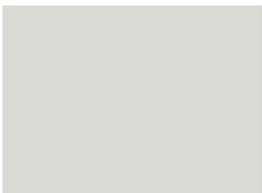
SIDING



BOARD &  
BATTEN



## PAINT



## LIGHTING



## 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 BP20576-900 Pulls
- ½ Bullnose Edge New Willow White Quartz Countertops
- Artezzen 2x5 Horizontal Pickets / AT22 2x5 Pickets w/ #89 Smoke Gray Grout - Set Horizontal 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
- 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
- SQ20 w/ #97 Iron Grout on Bath #2 Shower Surround

## FLOORING

- Homestead - Shell Taupe #5208 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: First Star SW7646
- Formal Dining Room: Foggy Day SW6235
- Paint & Trim - 2 Car Garage
- 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

- 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/ Fillmore Floating Mantel Stained in Gray Chesnut

## EXTERIOR

- 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Dark Night SW6237
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Norris Gray - LedgeStone Facade
- Fiber Cement Body Siding Painted: Jubilee SW6248
- Fiber Cement Board & Batten Accent Painted: Jubilee SW6248
- Extra White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door with Window Inserts and Hardware
- White Gutters



## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F w/ Stone	\$3,450
Optional Electric Fireplace	\$1,650

### DESIGN CENTER OPTIONS \$39,286

- 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 1/2 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 1/4" 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 (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: Artezen 2x5 Horizontal Pickets
- Level 2 Classic Straight Tile Pattern - Option #1 Tile Shower 36"x60"
- Canfield Lighting Package Brushed Nickel (Whole House)
- Upgrade to Front Door Handleset
- Gallery Plus Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$44,386

TOTAL SALES PRICE:\$545,000

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