



HOMESITE 67
524 Grassy Gap Trail
Aberdeen, NC

THE GARLAND HOMEPLAN

ELEVATION C
2,090 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



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



.22 ACRE

Bethesda Pines brings you a new place to call home in the heart of "the Pines" in Aberdeen, NC. Enjoy strolling along the neighborhood's sidewalks and walking trails, a new dog park for the pups, and if you have kids, they will be sure to have a blast at the tot lot! Located within walking distance to the popular Malcolm Blue Farm, home of local festivals and gatherings, and a short drive to downtown Aberdeen boasting charming locally owned shops and restaurants, you'll find everything you need conveniently close by!

For military families, Bethesda Pines is just over 30 minutes from the Longstreet ACP at Fort Bragg.

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



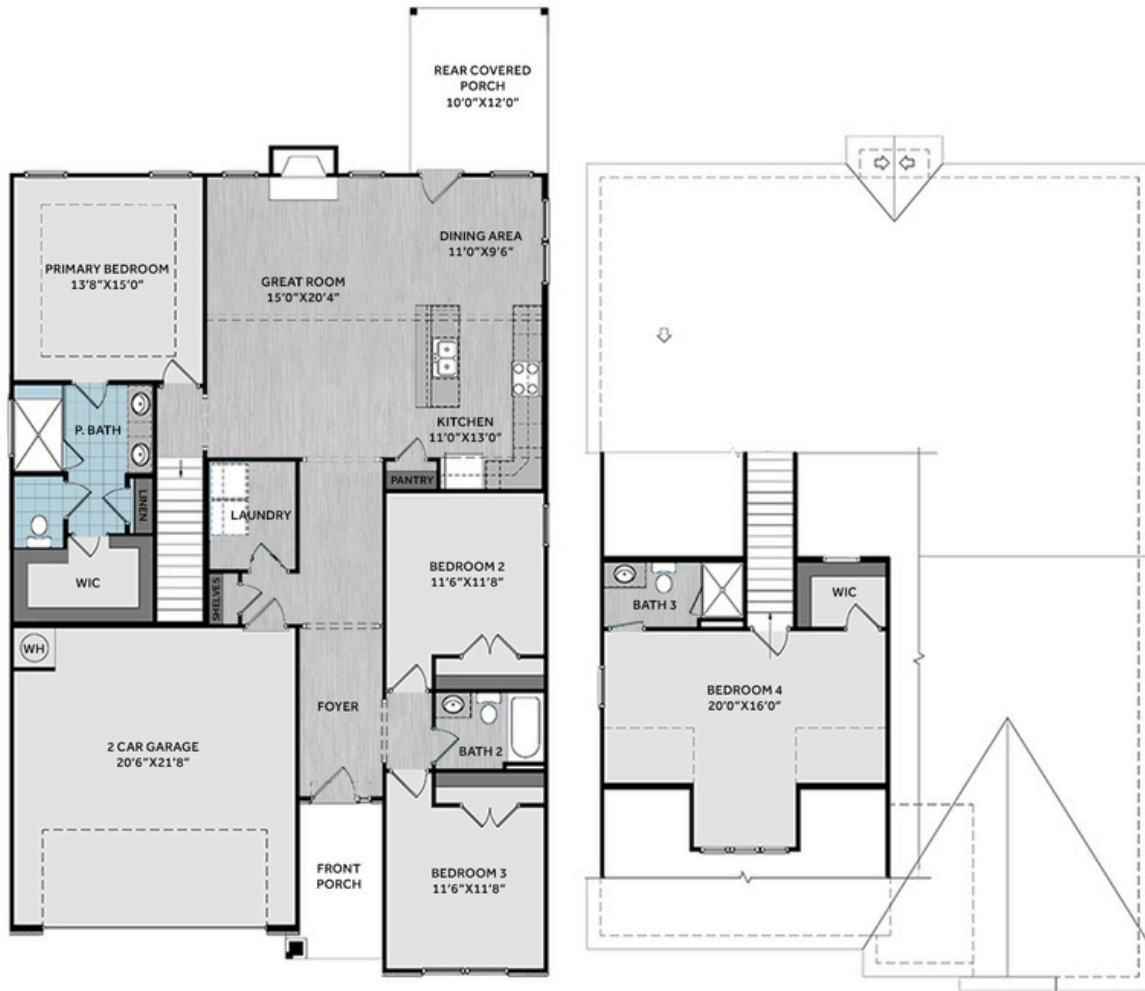
LIFESTYLE
PROPERTY
PARTNERS



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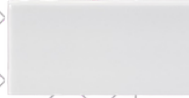
This thoughtfully designed home offers stylish, low-maintenance living with an open-concept great room featuring a vaulted ceiling with faux wood white beam and a gas log fireplace with black granite surround. The kitchen includes an island, “Trigato” quartz countertops, white shaker cabinets, white herringbone tile backsplash, pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The dining area opens to a rear covered porch—ideal for outdoor dining. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a white dual sink vanity with a “Simply White” quartz countertop, walk-in tile shower, linen closet, private water closet, and walk-in closet access. Two additional first-floor bedrooms share a full hall bath with a vanity and tub/shower combo. A laundry room and coat closet are conveniently located near the garage entry. Upstairs includes a fourth bedroom with a walk-in closet and a full bathroom with a walk-in shower. Exterior details include vinyl siding with board and batten accents, stone skirt, dormer, dimensional roof shingles, and a 2-car garage. The front door, painted SW “Iron Ore,” includes a sidelight and transom window, and smart keypad entry. Fiber optic internet availability, Energy Plus Certified, and backed by a 1-2-10 builder in-house warranty for peace of mind.

KITCHEN

Door Style:
Fairmont

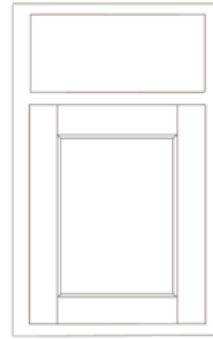


Color:
White



BATHROOM

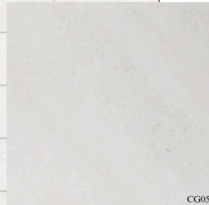
Door Style:
Fairmont



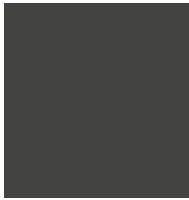
Color:
White



FLOORING



EXTERIOR



PAINT



LIGHTING

KITCHEN

- Align Faucet w/ Pull-Down Spray Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP7227128-900 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #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
- Ferguson/Frigidaire Natural Gas Stainless Steel Appliances (Dishwasher, Gas Range, and Over-the-Range Microwave)

BATHROOM

- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Matte Black BP72096-900 Pulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Primary Vanity
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- Primary Bath 42"x72" Deluxe Tile Shower Pattern - Wall: CG05 12x24 Staggered w/ #90 Light Pewter Grout / Floor: LP19 2x2 w/ #90 Light Pewter Grout
- ARO4 w/ #95 Mink Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- House - Truffle #5235 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Bath #2, Bath #3, Laundry
- CG05 12x24 Staggered w/ #90 Light Pewter Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: Agreeable Gray SW7029
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Belton Lighting Package Midnight Black (Whole House)
- 2 Labette Medium Three Light Lantern Pendants over Kitchen Island
 - Model: 5240603-12
- 4 LED Recess Lights in Kitchen
- 2 Bulb Floodlights on Rear Corners

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

EXTERIOR

- 6-Panel Front Door, 1 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Belleview Matte Black Handleset
- Front Door Painted: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Sage Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 4 White Windows
- White Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters
- Sod - Whole Yard



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LOT 67 | ELEVATION C
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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch – 10’ x 12’	\$8,800
Optional Secondary Bathroom (3rd Bath)	\$5,696
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$35,777

- Align Kitchen Faucet w/ Pull-Down Spray
- Gibson 4” Spread Matte Black Plumbing Package (Whole House)
- Raised/Elongated Toilets (x2- Bath #2, Bath #3)
- 6-Panel Front Door, 1 ½ Light Sidelights & Transom Package
- Kitchen Pendants: Labette Medium Three Light Lantern Pendant - 5240603-12 (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
- Kitchen - Add 42" Wall Cabinets
- Add Refrigerator End Panels to Standard Cabinet Layout
- Upgrade to Level 2 Kitchen Cabinet Hardware
- Add 2 ¼" Crown to Standard Cabinet Layout
- Primary Bath - Adult Height Vanity
- Upgrade to Level 2 Bathroom Cabinet Hardware
- Add 12" Stack of Drawers to Primary Bath Vanity
- Kitchen Level 1 Quartz
- Upgrade all Vanity Bowls to Square Bowls
- Level 1 Fireplace Mantel
- Level 1 Fireplace Surround
- Sherwin Williams Duration Flat Paint Whole House Package
- LVP Level 2 - Foyer, Great Room, Kitchen/Dining Area, Hall #1, Hall #2, Bath #2, Bath #3, Laundry
- Ceramic Tile Lvl 3 ILO Vinyl - Primary Bath Opt. Layout
- Kitchen Backsplash: 3x6 Herringbone Tile - Color Wheel Classic
- Level 3 Deluxe Tile Pattern - Option #2 Tile Shower
- Belton Lighting Package Midnight Black (Whole House)
- Upgrade to Front Door Handleset Belleview Matte Black
- Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$51,923

TOTAL SALES PRICE: \$419,900

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