



HOMESITE 72

258 Rough Ridge Trail
Aberdeen, NC

THE BAILEY HOMEPLAN

ELEVATION F

2,424 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



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



.214 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

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Photos, Options,
Virtual Tours & More

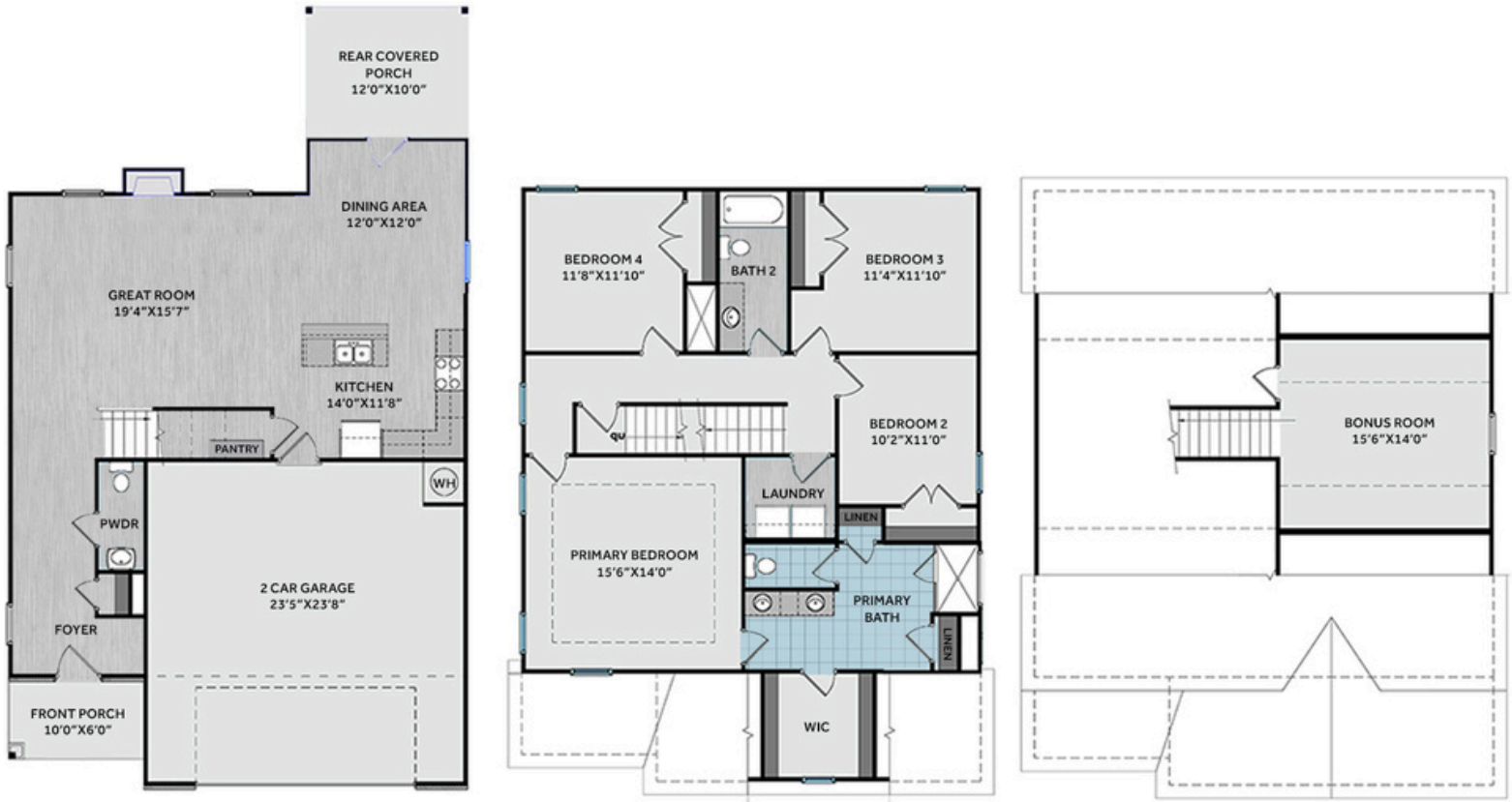
SALES AND MARKETING BY:



LIFESTYLE
PROPERTY
PARTNERS

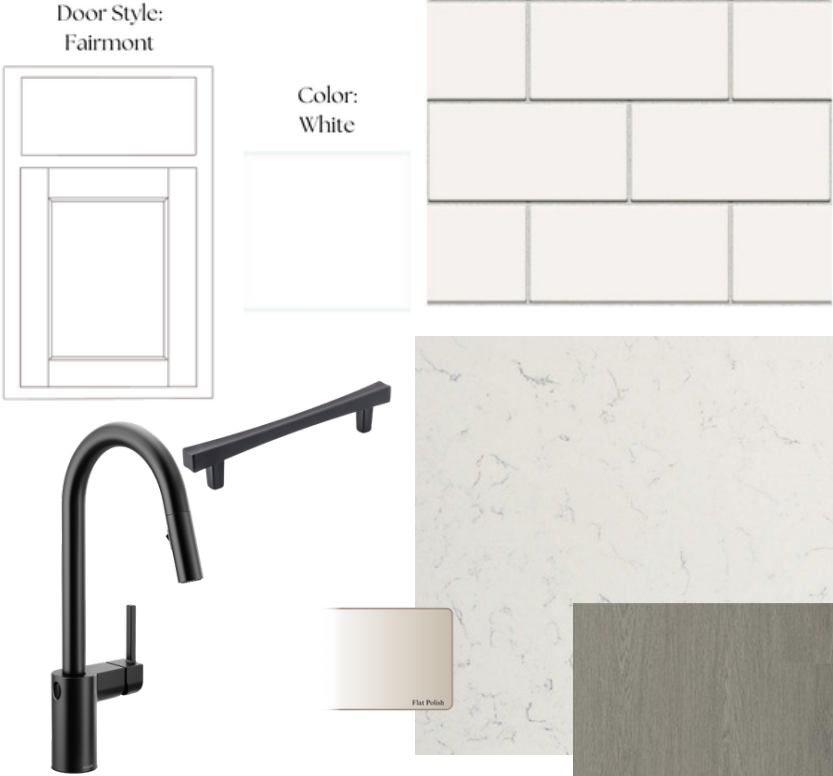


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This open floorplan features a spacious great room with a gas log fireplace with a mantel and black granite surround. The kitchen features an island with a breakfast nook extension, quartz countertops in "New Willow White," white shaker cabinets, a white subway tile backsplash, pantry, dining area, and stainless-steel appliances including a microwave, dishwasher, and gas range. The dining area leads to a rear-covered porch—ideal for entertaining. A half-bath and a convenient coat closet are located just off the foyer. All bedrooms are upstairs, along with a full hall bath featuring a vanity and tub/shower combination, and a laundry room. The primary suite features a tray ceiling with crown molding and an en-suite bath with a dual quartz sink vanity with a center drawer stack, walk-in tile shower, linen closet, private water closet, and access to a spacious walk-in closet. A finished third-floor bonus room offers a versatile space. Durable LVP flooring extends throughout the main level. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional shingles, a front door in SW "Hazel" with a transom, sidelights, and smart keypad access. This Energy Plus Certified home includes a 2-car garage, fiber optic internet access, and a 1-2-10 builder in-house warranty.

KITCHEN



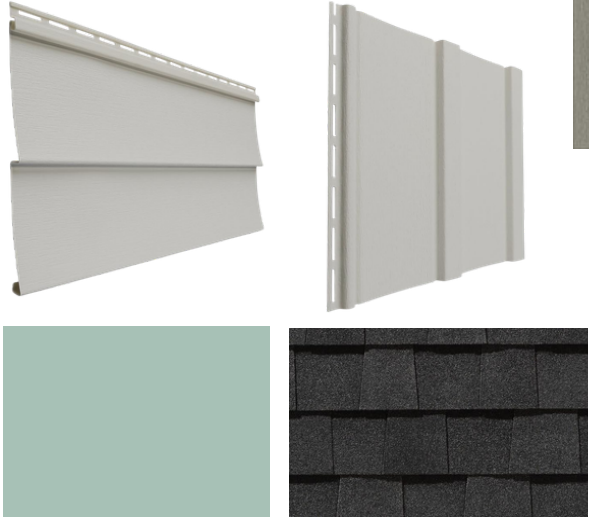
BATHROOM



FLOORING



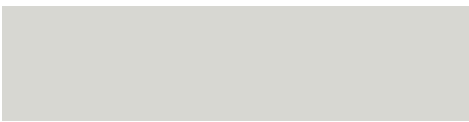
EXTERIOR



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 BP7227128-900 Pulls
- Flat Polish Edge New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Brick Pattern Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, 2 ¼" Crown on Kitchen Cabinets
- Frigidaire Gas Stainless Steel Appliances (Dishwasher, Gas Range, and Over-the-Range Microwave)

BATHROOM

- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Niagara 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, Powder Room, Bath #2
- Upgraded Pedestal Sink in Powder Room
- Primary Bath 36"x60" Tile Shower - Wall: LP21 12x24 Staggered w/ #78 Sterling Silver Grout / Floor: LP21 2x2 w/ #78 Sterling Silver Grout
- CS23 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

FLOORING

- House - Hearthstone Gray #5234 LVP in Foyer, Great Room, Kitchen / Dining Area, Powder Room, Bath #2, Laundry
- LP21 12x24 Staggered w/ #78 Sterling Silver Grout Ceramic Tiles in Primary Bath
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: First Star SW7646
- Level 1 Open Rails on 1st Floor
- Tray Ceiling in Primary Suite

LIGHTING / ELECTRICAL

- Fullton Lighting Package Midnight Black (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
 - Model: 6590301-12
- 1 USB Charging Outlet in Kitchen
- 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, 2 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Belleview Matte Black Handleset
- Front Door Painted: Hazel SW6471
- Moire Black Dimensional Shingles
- BandSawn Columns w/ Brackets
- Victorian Gray Vinyl Body Siding
- Victorian Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters



DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	\$1,750
Optional Finished Bonus Room	\$18,150
Optional Extended Breakfast Nook	\$5,370
Optional Rear Covered Porch – 10’ x 12’	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$36,470

- Align Kitchen Faucet w/ Pull-Down Spray
- Gibson 4" Spread Matte Black Plumbing Package (Whole House)
- Raised/Elongated Toilet (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 Pendants: Zire One Light Pendant – 6590301-12 (x2- Over Kitchen Island)
- Add USB Charging Outlet (x1- Kitchen)
- 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
- Level 1 Rails 1st Floor
- 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 Kitchen Countertop Edges
- 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, Powder Room, Bath #2, Laundry
- Ceramic Tile Level 3- Primary Bath Opt. Layout
- Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
- Level 3 Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60"
- Fullton Lighting Package Midnight Black (Whole House)
- Upgrade to Front Door Bellevue Matte Black Handleset
- Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$72,190

TOTAL SALES PRICE: \$429,890

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