

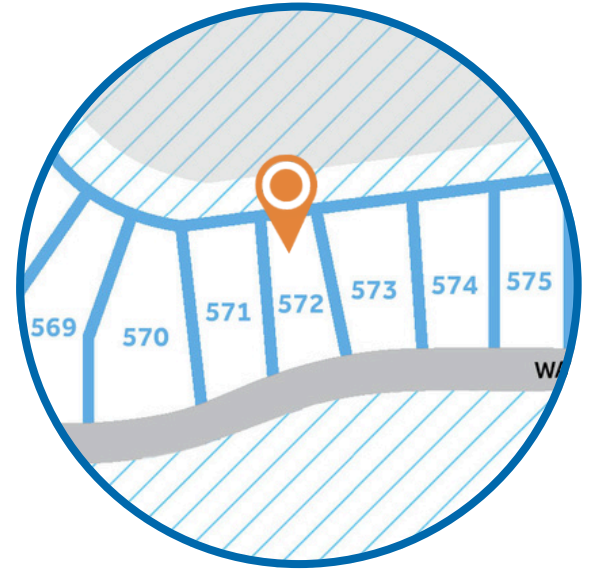


HOMESITE 572
625 Watauga Lane
Aberdeen, NC

THE CEDAR HILL HOMEPLAN
ELEVATION C
2,921 SQFT | 4 BR | 3 BA | 2 CAR GARAGE



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



.197 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!

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SALES AND MARKETING BY:



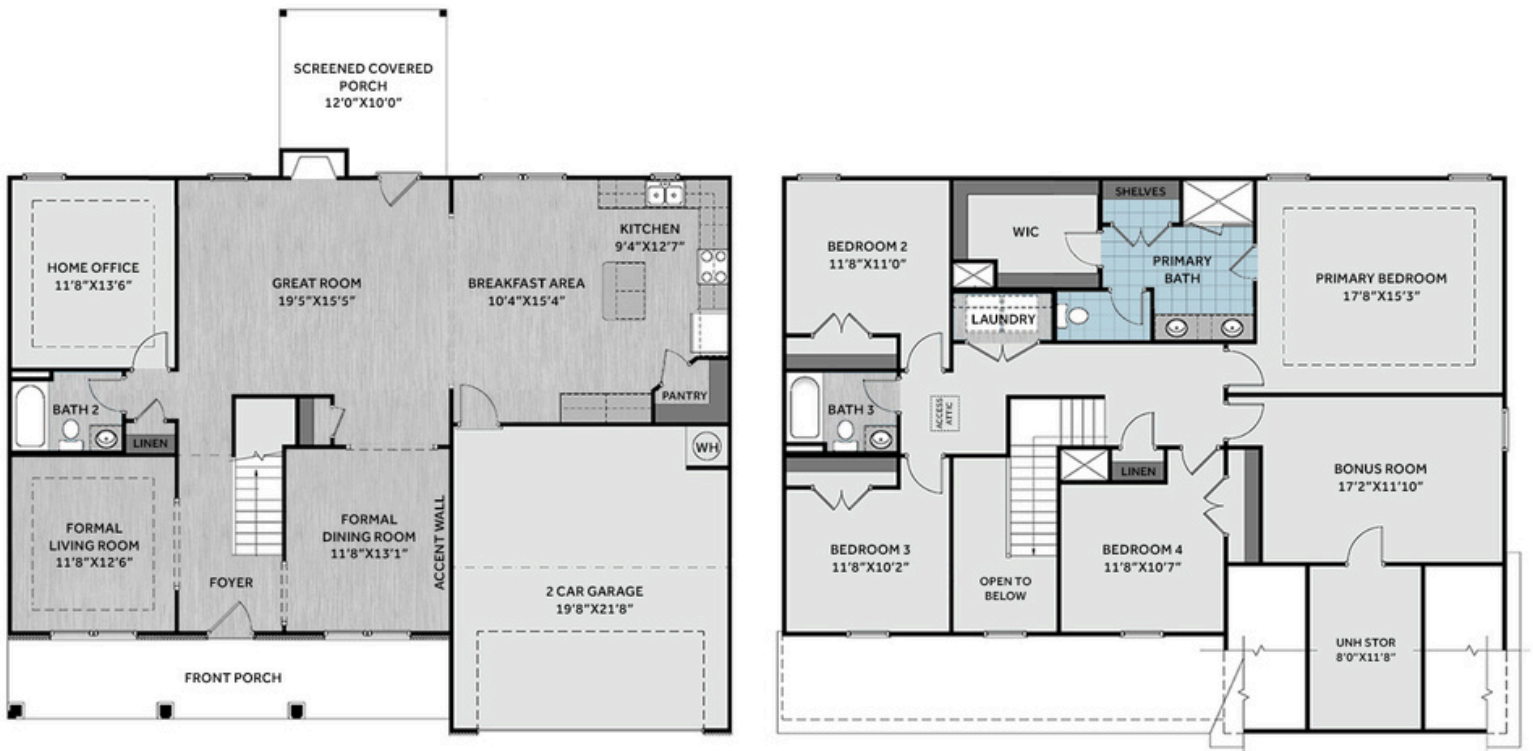
LIFESTYLE
PROPERTY
PARTNERS



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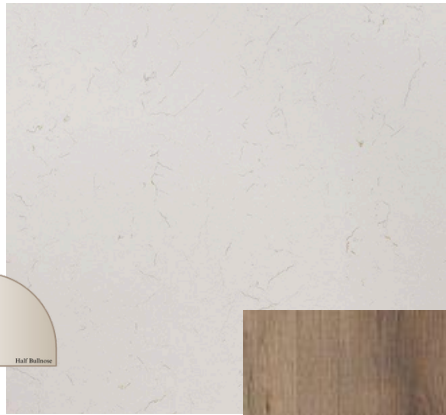
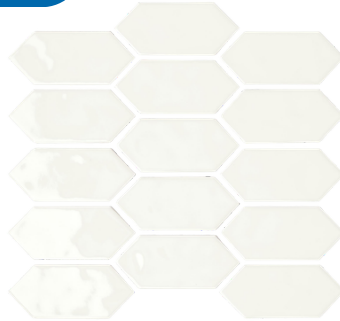
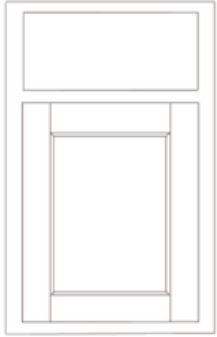
Just off the foyer, you'll find a formal living space with a tray ceiling and crown molding, along with a dining room across from it showcasing a traditional panel accent wall painted in SW "Iron Ore." A private home office and full bathroom are conveniently located off the great room. The great room features an inviting electric log fireplace with a "Loft Pine" stained mantel and flows seamlessly into the kitchen and breakfast area. The rear screened-in porch is easily accessible through the great room. The kitchen boasts "Trigato" quartz countertops, white shaker cabinets with a "Cavern" accent island, ceramic picket backsplash, a corner pantry, and stainless-steel appliances. Upstairs, the primary suite features a tray ceiling with crown molding and a spa-like bathroom with a dual quartz vanity with a center drawer stack, linen closet, walk-in tile shower, and a walk-in closet. Three additional bedrooms, a bonus room, a full hall bath, and a laundry room complete the second floor. Exterior details include cement-board siding with shake accents, a stone skirt, dimensional roof shingles, and a spacious front porch with a front door painted in SW "Iron Ore" and smart keypad entry. Additional highlights include a 2-car garage, fiber optic internet availability, and Energy Plus certification backed by a 1-2-10 in-house builder warranty.

KITCHEN

Door Style:
Fairmont

Color:
White

Color:
Cavern



BATHROOM

Door Style:
Fairmont

Color:
White

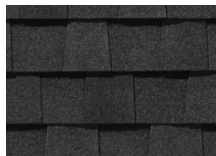
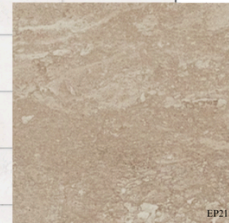
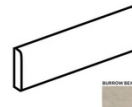
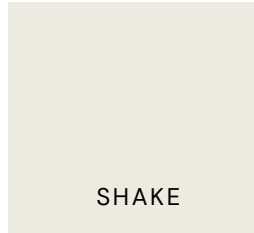
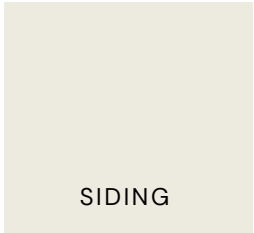


FLOORING

EXTERIOR

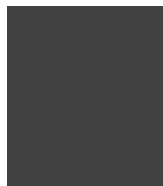
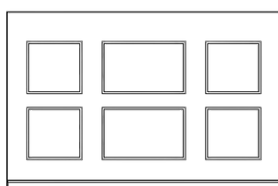
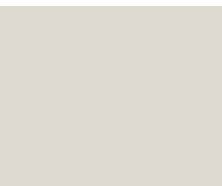
SIDING

SHAKE



LIGHTING

PAINT



KITCHEN

- Brantford Brushed Nickel Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- Fairmont Cavern Flat Panel Cabinet Accent Island
- ½ Bullnose Edge Trigato 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 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)
- Simply White 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, Bath #2, Bath #3
- Deluxe Tile Pattern - Option #1 Tile Shower 36" x 60" - Wall: EP21 12x24 Staggered w/ #94 Walnut Grout / Floor: D161 2x2 Straight w/ #94 Walnut Grout
- SQ21 w/ #90 Light Pewter Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Revered - Portchester Oak #2003 LVP in Foyer, Great Room, Formal Dining Room, Formal Living Room, Kitchen / Breakfast Area, Hall #1, Bath #2, Bath #3, Laundry
- EP21 12x24 Staggered w/ #94 Walnut Grout in Primary Bath
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Duration Flat Primary Interior Color: City Loft SW7631
- Accent Wall Option #2: Traditional Panel Accent Wall - Satin Painted Iron Ore SW7069 - Formal Dining Room
- Paint & Trim - 2 Car Garage
- Tray Ceiling in Primary Suite
- Level 1 Rails - First Floor

LIGHTING / ELECTRICAL

- Canfield Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
 - Model: 5192603-962
- 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 ½ Light Sidelights & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Shadow Mountain Stack Stone Facade
- Fiber Cement Body Siding Painted: Alabaster SW7008
- Fiber Cement Shake Accent Painted: Alabaster SW7008
- Extra White Exterior Trim
- Tuxedo Gray Board & Batten Shutters
- 4 over 1 White Windows
- Gallery Steel Long Panel Garage Door with Window Inserts and Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch – 10’ x 12’
 Optional Electric Fireplace

BASE HOUSE PRICE: \$543,600

\$8,800
 \$1,650

DESIGN CENTER OPTIONS \$45,902

Brantford 4” Spread Brushed Nickel Plumbing Package (Whole House)
 Raised/Elongated Toilet - Secondary Bath (x2 - Bath #2, Bath #3)
 6-Panel Front Door, 2 ½ Light Sidelights & Transom Package
 Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-962 (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
 Add Decorative Glass & Inserts to 16x8 Garage Door
 Add Accent Wall Option #2 - Painted Traditional Panel Accent Wall - 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
 Kitchen Island Multicolor Cabinet Option
 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, Formal Living Room, Kitchen / Breakfast Area,
 Hall #1, Bath #2, Bath #3, Laundry
 Ceramic Tile Lvl 3 ILO Vinyl - Primary Bath Opt. Layout
 Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology
 Level 3 Deluxe 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
 Screened Porch w/ Pickets

TOTAL OPTIONS ADDED

\$56,352

TOTAL SALES PRICE: \$599,952

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