ASCOT HOMES

Ravensbrook
Cadogan A Frontload Left
3130 SQ FT | 5 BR | 3.5 BA



EXTERIOR COLOR SELECTIONS

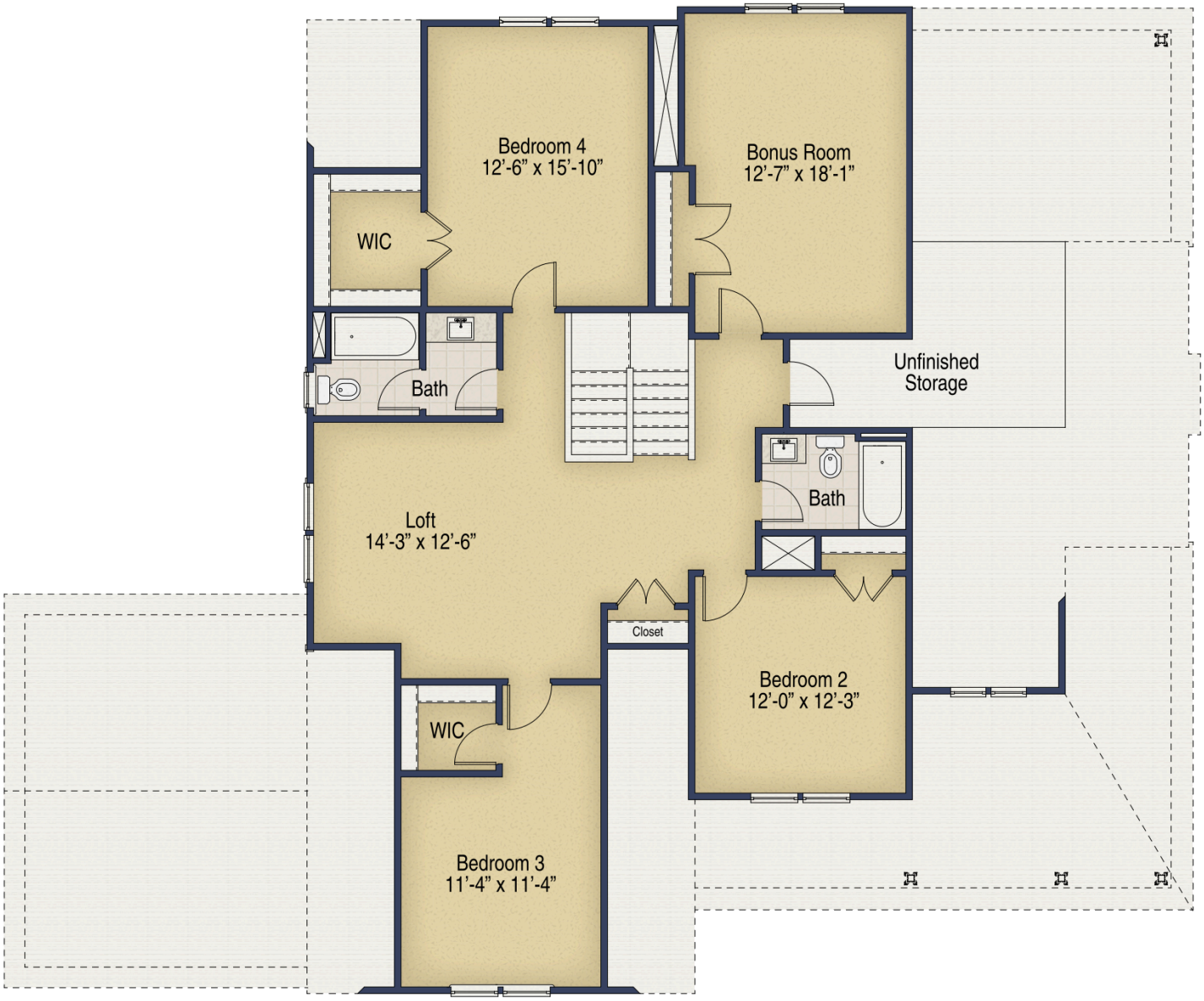
DOOR	SIDING	BOARD AND BATTEN	SHAKE	SHUTTERS
Retreat	Silvermist	Silvermist	Silvermist	Retreat

TRIM	ACCENT TRIM	GARAGE	SHINGLES
Marshmallow	Umber Rust	White	Georgetown Gray

First Floor


WIC
Owner's Bedroom
14'-0" x 15'-10"
Dining
12'-5" x 13'-0"
Covered Porch
14'-8" x 12'-0"
Closet
Owner's
Bath
Pdr
Bench
Closet
Kitchen
12'-0" x 15'-3"
Living Room
15'-3" x 16'-7"
Closet
Laundry
Mud
Room
Drop Zone
Pantry
Foyer
Flex Room
12'-0" x 11'-7"
Front Porch
2 Car Garage
21'-3" x 19'-0"

Second Floor



Summary

SELECTED OPTIONS ON FIRST FLOOR

Rear Covered Porch
Gas Fireplace
Dining Tray Ceiling
Owner's Tray Ceiling
Drop Zone
Extended Cabinet
Living Room Windows
Deluxe Kitchen

SELECTED OPTIONS ON SECOND FLOOR

Bonus Room	+260 SQ FT

Disclaimer:

Floor plans, options, features, selections, and elevations may vary per home, community, and specification level. Photos, renderings, and virtual tours are for illustrative purposes only and may show upgrades not included in all homes. All floor plans are artist interpretations and subject to change without notice. Square footage and dimensions are approximate and not guaranteed to be exact. Actual options and selections should be confirmed by your Ascot Homes purchase agreement. Ascot Homes reserves the right to modify or substitute designs, materials, features, specifications, availability, and pricing at any time without prior notice. For the most accurate and up-to-date information, please contact an Ascot Homes Online Sales Specialist. 11/16/2026.

Ravensbrook
Lot 95



Kitchen/Living

Natrual Stone Backsplash

Kitchen Island

LVP

Countertops

Carpet in Secondary bedrooms

ALABASTER SW 7008

Primary Bath

Primary Bath Cabinets

Countertop

Shower Wall:

Shower pan

Floor tile

Bath 2 & 3

Secondary Bath Cabinets

Countertop

Floor tile

ASCOT HOMES

Photos are sample images and are for illustrative purposes only. The builder reserves the right to make material substitutions and changes as needed. Please consult with a sales representative for details on the specific selections chosen for this property.

ASCOT
Land Development and Construction

ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE

DEV:	Ravensbrook	**HOUSE:**	25104095	**CHANGE ORDER#:**	001
SELLERS:	ASCOT	**CASE:**	000001686	**ENTERED:**	08/25/2026
BUYERS:	Lot 95 RB SPEC	**ADDRESS:**	Lot 95 RB 567 BelcroftDr	**AGREEMENT DATE:**	
MODEL:	CAR / Cadogan Revised			**EST SETTL DATE:**	
ELEVATION:	STD/STD		Carthage, NC 28327		

SALES PRICE:

1. This agreement of sale shall be amended as follows:

Qty	Option	Description	Sales Price
		No Category Selected	
1	90010	Aristocraft square wood deco hood vent.	
		000 Architectural/Plan Options	
1	00049	Vinyl Trellis for 2 Car Garage	
1	00060	Garage Door Glass For16 x 8 Door	
1	00110	Bonus Room	
		Fifth bedroom	
1	00140	Optional Unconditioned Storage (Adds OSB)	
1	00220	Tray Ceiling Owners	
1	00223	Tray Ceiling Dining Room	
		016 Crawl Space	
1	00001	Crawl Space	
		040 Windows	
1	04029	Optional Living Room/Family Room Window(s) per plan	
		050 Exterior	
1	05041	Stone Veneer Front Foundation Stem Wall 24-48" Includes up to 5 steps.	
		Norris Gray Stacked	
		060 Exterior Siding	
1	05200	Cement Siding	
		100 Interior	
1	03600	Frameless Shower Door	
		Brushed Nickel	
1	10022	Wood Shelves Master Bedroom WIC & Kit Pantry	
1	10036	Mirror Upgrade Metal Edged Mirror ILO Plate Mirror Full Base House	

CONTINUED.....

SELLER SELLER DATE BUYER BUYER DATE

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Qty	Option	Description	Sales Price
		brushed nickel	
1	10090	Trim and Paint Garage	
1	10105	Craftsman Trim Package-1 x 4 Casing on Windows and Doors and 1 x 6 Base	
1	10130	Drop Zone Type 2 - Incl Bench Cubbies and Wall Cubbies with B & B.	
		150 Fireplace	
1	10013	Cedar Fireplace Mantle	
		Keep it light to match floor	
1	10061	Gas Fireplace on Exterior Wall. Select Additional Option for Tile Surround or Wood Mantle.	
		190 Cabinets	
1	19045	Optional extended Master Bathroom Cabinets / Drawerstack - Level 1A or 3 BENTON FLAT Cabinets and Level 0 Quartz Countertops. MUST select additional options to upgrade Cabinets and/or Countertops individually.	
		Colada	
1	19050	Vented out on exterior wall for Vent Hood.	
1	19140	Double Trash pull out	
		Shrock Grainstone: In island next to sink	
1	19325	Kitchen Cabinets Level 4 - WINSTEAD FLAT 42" Uppers. Includes Soft Close Drawers, Hardware, Fridge Panel, and Standard Crown Molding	
		Colada (Perimeter)	
1	19387	Drawer Box upgrade 30" or 33" - 3 Drawers - Level 1A and 3 BENTON FLAT and Level 2A or 4 WINSTEAD FLAT	
		Add drawers under range	
1	19415	Kitchen Island Panel Back, All Three Sides with Corbels Level 6 - INGALIS	
		Schrock Grainstone	
1	19455	Kitchen Island - Add 12" Cabinet to Back Upgrade to Level 6 INGALIS	
		Schrock Grainstone	
1	19535	Gourmet / Deluxe Kitchen Cabinet Upgrade Level 2A or 4 - WINSTEAD FLAT	
		Colada (perimeter)	
1	19605	Bathroom Cabinets - Upgrade to Level 1A or 3 - BENTON FLAT. Includes Soft Close, Hardware and Drawers per plan	
		Colada	

CONTINUED.....

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Qty	Option	Description	Sales Price
		225 Counter Tops	
1	22900	Quartz Level 2 - Kitchen Callacutta Elysio	
		350 Doors (Exterior)	
1	03025	Front Door - 3/4 Glass 4 Light 1 Panel Smooth Fiberglass, grids between glass.	
		375 Doors (Interior)	
1	03510	4-0 French Doors to Den/Study/Office/Flex/Loft	
		450 Flooring (LVP)	
1	45400	LVP Level 1 - Master Suite and Closet P.P. Oceanfront	
1	45410	LVP Level 1 - Common Areas on 2nd Floor: Hallways and Lofts (if applicable) P.P. Oceanfront	
		460 LVP Stair Treads	
1	45080	LVP Stair Treads	
		500 Tile	
2	50014	4" Tile Surround for TubShower Insert. Please select number of bathrooms and note level of tile. Sandstone 200 to ceiling in both secondary bathrooms/ Grout: Ivory 5039/ Schluter: sandpebble aluminium	
1	50550	Tile Floor Laundry - Level 1 12x12 CS22	
1	50700	Tile Floor Master Bath - Level 1 TGJ41J Sandstone 200/ grout: Ivory 5039	
1	50750	Tile Floor Bath 2 - Level 1 TGJ41J Sandstone 200/ grout: Ivory 5039	
1	50800	Tile Floor Bath 3 - Level 1 TGJ41J Sandstone 200/ grout: Ivory 5039	
1	51005	Tile Shower Wall Master Bath - Level 2	

CONTINUED.....

SELLER _____ SELLER _____ DATE _____ BUYER _____ BUYER _____ DATE _____

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Qty	Option	Description	Sales Price
		TG79J Splendor 200; VERTICAL offset brick; Grout: Avalanche 5038; Schluter: Bright White aluminium	
1	51200	Tile Shower Pan Master Bath - ALL LEVELS	
		FM11 Pennyround; Grout; Ivory 5039	
1	51520	Tile Backsplash Kitchen - Level 5	
		Fonte Stone Herringbone 1x4 Color: M012/ Grout: Biscuit 5014/ Schluter; white aluminium	
		525 Plumbing	
1	53025	Plumbing Fixtures Level 3C -Antoni, Saylor Champagne Bronze Whole House	
		650 Lighting	
1	65024	Ceiling Fan 52" with Light-White for Patio. Model-PP2502-30 with PP260130WB light kit	
4	65025	Ceiling Fan 52" with Light Kit - White for Secondary Bdrms Select qty and note room on sales documents Model-PP2599-30	
		three upstairs bedrooms and bonus room	
3	65028	Ceiling Fan 52" WO Light-Brushed Nickel for Master, Loft, or Family Room. Select qty and note room on sales documents Model-PP250109	
		MB, Loft, family room	
1	65030	Undercabinet Lighting	
1	65210	Lighting Transitional - Gold - Interior Whole House - must select Pendants individually	
1	65322	Lighting Luxory Transitional - Pendant Laria - Gold	
		700 Appliances	
1	70010	Luxury/Gourmet Appliance Package	
1	70012	Gallery Wall Oven/Microwave Combo Upgrade for Luxury Appl. Package	
1	70024	Gallery Dishwasher Upgrade	
1	70025	Gallery Gas Cooktop Upgrade for Luxury Appl. Package	

2. Total of any previous addendums: $0.00

Additions/Credits selections as noted above:

New Options Total:

CONTINUED.....

SELLER _____ SELLER _____ DATE _____ BUYER _____ BUYER _____ DATE _____

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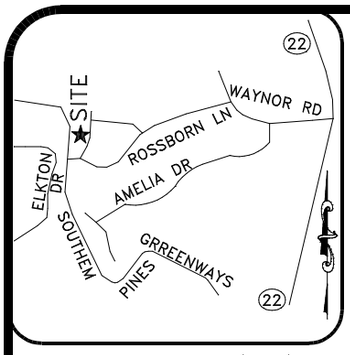
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3. The sales price of this Agreement of Sale shall be changed as follows:

Total Sales Price: $689,670.00

All other terms and conditions of the said Agreement shall remain unchanged and in full force and effect.

BUYER_____ DATE_____
BUYER_____ DATE_____



VICINITY MAP (NTS)

NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.

4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

5.A PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370338 PANEL 8574, SUFFIX J, MOORE COUNTY WITH AN EFFECTIVE DATE OF 10/17/2006.

6.5' UTILITY EASEMENT ALONG FRONT OF LOTS FOR TOWN OF SOUTHERN PINES WATER AND SEWER CONNECTIONS.

7. THE PIN NUMBER SHOWN HEREON IS FOR THE PARENT TRACT. THE MOORE COUNTY GIS HAS NOT UPDATED INDIVIDUAL LOT PIN NUMBERS.

IMPERVIOUS SURFACE TABLE

HOUSE	2,567 S.F.
DRIVEWAY	585 S.F.
SIDEWALKS	119 S.F.
MISC/UTILITIES	9 S.F.
TOTAL IMPERVIOUS AREA	3,280 S.F.
TOTAL LOT AREA	26,501 S.F.
PERCENTAGE OF IMPERVIOUS AREA	12.37%

LEGEND:

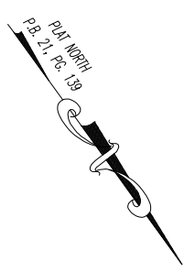
AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BOC=BACK OF CURB
BG=BELOW GROUND
CATV=CABLE TV
CB=CATCH BASIN
CVRD=COVERED
DW=CONC DRIVEWAY
DI=DROP INLET
EB=ELECTRIC BOX
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
EP=ELECTRIC PEDESTAL
FH=FIRE HYDRANT
ICV=IRRIGATION CONTROL VALVE
LP=LIGHT POLE
MTR=METER
N/F=NOW OR FORMERLY
PO=PORCH
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
TF=TRANSFORMER
WM=WATER METER
WV=WATER VALVE
EIP=EXISTING IRON PIPE
NIR=NEW IRON ROD SET
EIR=EXISTING IRON ROD

PROPERTY LINE
ADJACENT LINE (NOT SURVEYED)
EASEMENT LINE
SETBACK LINE
WETLANDS

SETBACKS:
P.B. 21, PG. 139

FRONT	30'
SIDE	10'
REAR	30'
SIDE STREET	15'

RS-3 ZONING



CORRECTION:
-PATIO CHANGED TO A CVRD PATIO PER REQUEST 08/31/2026 AGGN.
-CVRD PATIO CHANGED TO A CVRD PO & RESIZED PER REQUEST 08/31/2026 AGGN.
-CVRD PO CHANGED BACK TO ITS ORIGINAL SIZE PER REQUEST 09-02-2026 AGGN.

"THE BASE FLOOD ELEVATION IS: 352.9, PER FRIS

N/F
RAVENSBROOK HOA
D.B. 6327, PG.75

N 57°45'47" W 78.54'

95
26,501 S.F.
0.608 AC.

SETBACKS (TYP.)

BASE FLOOD ELEVATION: 352.8FT
INSIDE FLOOD ZONE: AE
OUTSIDE FLOOD ZONE: AE

WETLAND

OPEN SPACE

20' EASEMENT PER: P.B. 21, PG. 139

N 16°16'27" E 182.6'

S 25°05'16" W 275.67'

20.0'

94

360.93
AC
21.00'
13.33'
0.75'
13.33'
14.67'
CVRD PO
12.00'
15.67'
361.85
37.1'
6.38'
0.67'
4.58'
PROPOSED CADOGAN MODEL HOUSE PLAN
55.25'
7'
6'
6.38'
8.33'
19.33'
8.67'
6'
12.33'
PO
5'
27.00'
11.00'
5.0'
UTILITY EASEMENT
40.4'
N 44°29'30" E 73.66'
12.0'
367.35
22.00'
PROP CONC DRIVE
SW
396.15'
35.0'
UTILITY EASEMENT
5.0'
C16

BELCROFT DRIVE
60' PUBLIC R/W AND UTILITY EASEMENT

BELCROFT DRIVE
60' PUBLIC R/W AND UTILITY EASEMENT

REVISION:
-ELEVATION OF DEVELOPMENT AND BASE FLOOD ELEVATION ADDED PER REQUEST 10-01-2026 AGGN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C16	330.00'	88.36'	88.10'	S 54°04'37" E	15°20'31"

GRAPHIC SCALE
40 0 20
1 INCH = 40 FT.

PRELIMINARY

ECLS

PROJECT:	ASCOT RAVENSBROOK
DRAWN BY:	AGGN
SURVEYED BY:	N/A
FIELD WORK:	N/A
DWG DATE:	08-27-2026

PLOT PLAN
FOR
ASCOT GROUP
567 BELCROFT DR
LOT 95 RAVENSBROOK PH 4 SUBDIVISION
MCNEILL TWP., MOORE CO., NC
P.B. 21, PG. 139 PIN: 857400711388

ECLS GLOBAL, INC
U.S. VETERAN-OWNED
19 N MCKINLEY ST
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.2329 (FAX) CO#C-4175