ASCOT HOMES

Ravensbrook
Grantham B 3 Car Garage Left
3050 SQ FT | 5 BR | 3 BA



EXTERIOR COLOR SELECTIONS

DOOR	SIDING	BOARD AND BATTEN	SHAKE	TRIM
Rosemary	Colonnade Gray	Colonnade Gray	Colonnade Gray	Shoji White

ACCENT TRIM	SHINGLES
French Roast	Weathered Wood

First Floor


Covered Porch
12'-4" x 11'-0"
Breakfast Nook
11'-8" x 4'-7"
WIC
Bedroom 2
13'-8" x 12'-0"
Pantry
Oven
Micro
Living Room
15'-7" x 20'-3"
Bath
Mudroom
Kitchen
13'-11" x 18'-11"
Closet
Drop
Zone
1 Car Garage
11'-7" x 19'-1"
2 Car Garage
20'-3" x 20'-0"
Dining
11'-8" x 12'-11"
Foyer
Closet
Front Porch

Second Floor



Summary

SELECTED OPTIONS ON FIRST FLOOR

Living Coffered Ceiling
Rear Covered Porch Decking
Gas Fireplace
Open Rail
Deluxe Kitchen
Drop Zone
Living Room Windows
Sidelight

SELECTED OPTIONS ON SECOND FLOOR

Bonus Room	+254 SQ FT
Double Vanity	
Owner's Bath Extended Cabinets	

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 93

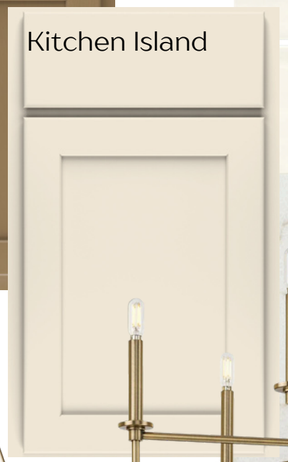


Kitchen/Living

Kitchen Cabients
perimeter
with deco-hood



Kitchen Island



Artcrafted Square tile
backsplash









Quartz Countertops

Shoji White
Sherwin Williams



Laundry Room
Floor Tile



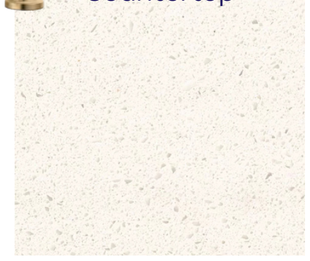
Whole House LVP

Primary Bath





Countertop



Shower pan



Textured, Matte: floor tile
Polished : shower tile

Bath 2 & 3







Countertop

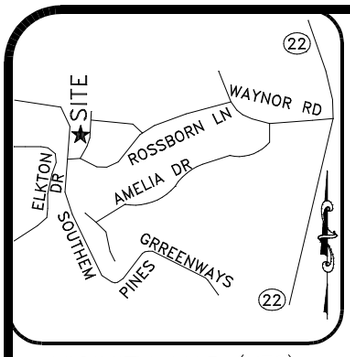




Floor tile

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.



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	2,263 S.F.
DRIVEWAY	862 S.F.
SIDEWALKS	69 S.F.
MISC/UTILITIES	9 S.F.
TOTAL IMPERVIOUS AREA	3,203 S.F.
TOTAL LOT AREA	35,198 S.F.
PERCENTAGE OF IMPERVIOUS AREA	9.10%

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

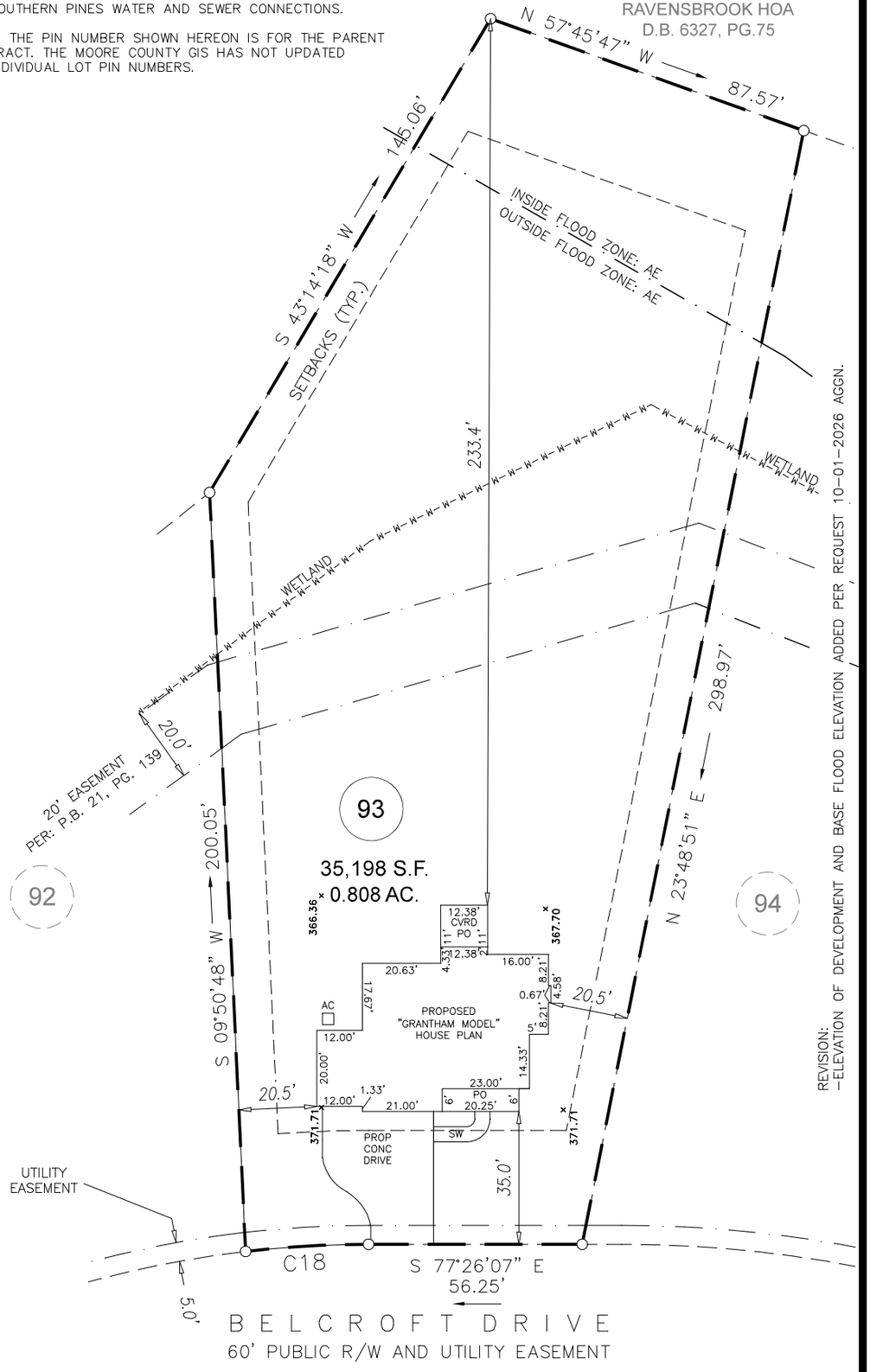
SETBACKS:
P.B. 21, PG. 139

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

RS-3 ZONING



"THE BASE FLOOD ELEVATION IS: 352.9, PER FRIS



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
C18	280.00'	32.47'	32.45'	S 80°45'27" E	6°38'38"

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:	09-14-2026

PLOT PLAN
FOR
ASCOT GROUP
559 BELCROFT DR
LOT 93 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

ASCOT
Land Development and Construction

ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE

DEV:	Ravensbrook	**HOUSE:**	25104093	**CHANGE ORDER#:**	001
SELLERS:	ASCOT	**CASE:**	000001707	**ENTERED:**	09/11/2026
BUYERS:	Lot 93 RB SPEC	**ADDRESS:**	93 RB - 559 BelcroftDr	**AGREEMENT DATE:**	
MODEL:	GMR / Grantham Rev			**EST SETTL DATE:**	
ELEVATION:	B /B		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	Aristokraft wood square hood color: QUILL	
		No Category Selected	
1	90011	Add the Gas Fireplace from Ravensbrook vendor (Option 10060)	
		000 Architectural/Plan Options	
1	00031	3rd Car Garage Front Load Cement Siding- FORWARD	
1	00049	Vinyl Trellis for 2 Car Garage	
1	00060	Garage Door Glass For16 x 8 Door	
1	00061	Garage Door Glass For 8 x 8 Door	
1	00110	Bonus Room 5th bedroom	
		016 Crawl Space	
1	00001	Crawl Space - Includes Wood Porch with Rails and Stairs ILO Concrete Patio/ Rear Porch.	
		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 Grey	
		060 Exterior Siding	
1	05200	Cement Siding	
		100 Interior	
1	03600	Frameless Shower Door	

CONTINUED.....

SELLER SELLER DATE BUYER BUYER DATE

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Qty	Option	Description	Sales Price
		Nickel	
1	10022	Wood Shelves Master Bedroom WIC & Kit Pantry	
1	10033	Mirror Upgrade Metal Edged Mirror ILO Plate Mirror-Opt 2nd vanity	
		optional double vanity (BN)	
1	10036	Mirror Upgrade Metal Edged Mirror ILO Plate Mirror Full Base House	
		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.	
1	45066	Open Railing 1st Floor White Oak with Wood Balusters	
		150 Fireplace	
1	10013	Cedar Fireplace 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.	
		Quill: Frost white counters	
1	19051	Vented out on Interior wall for Vent Hood.	
1	19140	Double Trash pull out	
		Colada: Standard island location	
1	19325	Kitchen Cabinets Level 4 - WINSTEAD FLAT 42" Uppers. Includes Soft Close Drawers, Hardware, Fridge Panel, and Standard Crown Molding	
		Quill perimeter	
1	19535	Gourmet / Deluxe Kitchen Cabinet Upgrade Level 2A or 4 - WINSTEAD FLAT	
		quill perimeter	
1	19550	Extended Cabinet H Island - Level 1A or 3 BENTON FLAT and Level 0 Granite Countertop. MUST select additional Options to upgrade Cabinets and or Countertop individually.	
		Colada	
1	19551	Extended Cabinet H Island - Upgrade to Level 2A or 4 WINSTEAD FLAT.	
		colada	
1	19605	Bathroom Cabinets - Upgrade to Level 1A or 3 - BENTON FLAT. Includes Soft Close, Hardware and Drawers per plan	

CONTINUED.....

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Qty	Option	Description	Sales Price
		Colada in secondary bathrooms, Quill in MB	
		225 Counter Tops	
1	22900	Quartz Level 2 - Kitchen	
		Callacutta Elysio	
1	22904	Quartz Level 2 - Extended Island Sheetrock	
		Callacutta Elysio	
		350 Doors (Exterior)	
1	03027	Front Door - 3/4 Glass 4 Light 1 Panel Smooth Fiberglass with 2 Matching Sidelights, grids between glass	
		Rosemary SW6187	
		450 Flooring (LVP)	
1	45405	LVP Level 1 - Whole House Standard Carpet Areas	
		Springfield oak	
		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.	
		L1: Serenity 500 TGJ90/ Grout: Pewter 5002/ Schluter: Classic Grey	
1	50210	Master Tub Tile Surround - Level 3	
		TG15G Alluvium 100/ horizontal offset brick/ grout: warm grey 5093/ schluter: Classic Grey	
1	50560	Tile Floor Laundry - Level 3	
		Sevellia 150: Grout: Warm Grey; Stacked according to pattern	
1	50710	Tile Floor Master Bath - Level 3	
		TG15G Alluvium 100 (matte)/ horizontal offset brick/ grout: warm grey 5093/ offset brick parallel to vanity	
1	50750	Tile Floor Bath 2 - Level 1	
		L1: Serenity 500 TGJ90/ Grout: Pewter 5002/ Horizontal offset brick parallel to vanity	

CONTINUED.....

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Qty	Option	Description	Sales Price
1	50800	Tile Floor Bath 3 - Level 1	
		L1: Serenity 500 TGJ90/ Grout: Pewter 5002/ Horizontal offset brick parallel to vanity	
1	51010	Tile Shower Wall Master Bath - Level 3	
		TG14G Alluvium 100(polished/ VERTICAL offset brick/ grout: warm grey 5093/ schluter: Classic Grey	
1	51200	Tile Shower Pan Master Bath - ALL LEVELS	
		FM11 pennytile/ Grout: Pewter 5002	
1	51515	Tile Backsplash Kitchen - Level 4	
		AC23 square; 50/50 brick; grout: biscuit; Schluter:white	
		525 Plumbing	
1	52650	Upgrade to Double Vanity in Secondary Bath	
1	53025	Plumbing Fixtures Level 3C -Antoni, Saylor Champagne Bronze Whole House	
1	53026	Plumbing Fixture Upgrade Second Vanity Faucet - Level 3C Antoni, Saylor Champagne Bronze. Please select qty and note Location.	
		optional double vanity	
		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	
		Bedrooms 2,3,4, and optional 5th bedroom	
2	65028	Ceiling Fan 52" WO Light-Brushed Nickel for Master, Loft, or Family Room. Select qty and note room on sales documents Model-PP250109	
		Living room, owner's bedroom	
1	65030	Undercabinet Lighting	
1	65210	Lighting Transitional - Gold - Interior Whole House - must select Pendants individually	
1	65331	Lighting Luxory - Pendant Delarosa - White Shade	
		700 Appliances	
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	

CONTINUED.....

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

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2. Total of any previous addendums:
   Additions/Credits selections as noted above:
   New Options Total:

3. The sales price of this Agreement of Sale shall be changed as follows:
   Base Sales Price:
   Plus Additions:
   Lot Premium:
   Options Total:
   Total Sales Price: $706,500.00

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

BUYER_____ DATE_____

BUYER_____ DATE_____