



BETHESDA  
PINES

# HOMESITE 33

274 Rough Ridge Trail  
Aberdeen, NC

## THE CAMELLIA HOMEPLAN

ELEVATION FH

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE

W/ WORK AREA



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



.275 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 corner lot home features a formal dining room off the foyer, painted in SW "Gale Force," with direct kitchen access. A mudroom with a built-in coat station sits near the garage entry, next to a convenient half-bath. The kitchen offers "Arctic White" quartz countertops, white shaker cabinets, white subway tile backsplash, pantry, bar seating, and stainless-steel appliances including a microwave, dishwasher, and gas range. The open great room includes a gas log fireplace with a mantel and black granite surround and access to rear covered porch. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a walk-in closet, white dual sink vanity with center drawer stack and "Niagara" quartz countertop, a walk-in tile shower, linen closet, and private water closet. Upstairs, a loft connects to three additional bedrooms, a laundry room, a linen closet, and full bath with a vanity and tub/shower combination. LVP flooring runs throughout main living areas. Exterior showcases vinyl siding with board and batten accents, dimensional roof shingles, and a front door in SW "Sea Serpent" with a transom, sidelight, and smart keypad entry. Additional features include a two-car garage with a work area, Energy Plus Certification, fiber optic internet availability, and a 1-2-10 builder in-house warranty.