

THE DRAYTON HOMEPLAN

ELEVATION F

2,325 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.23 ACRE

Discover Bartlett Manor, the latest addition to Youngsville's vibrant community scene. Crafted by your trusted local homebuilder, each residence comes with an in-house warranty, ensuring peace of mind for your new home.

Immerse yourself in the convenience of nearby amenities, including recreational spots, shopping centers, grocery stores, and a variety of dining options along US 1 and in both Youngsville and downtown Wake Forest. Plus, a short drive takes you to downtown Franklinton, where you'll find an eclectic mix of restaurants, breweries, and shopping destinations. Embrace the charm and comfort of Bartlett Manor—your new place to call home!

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



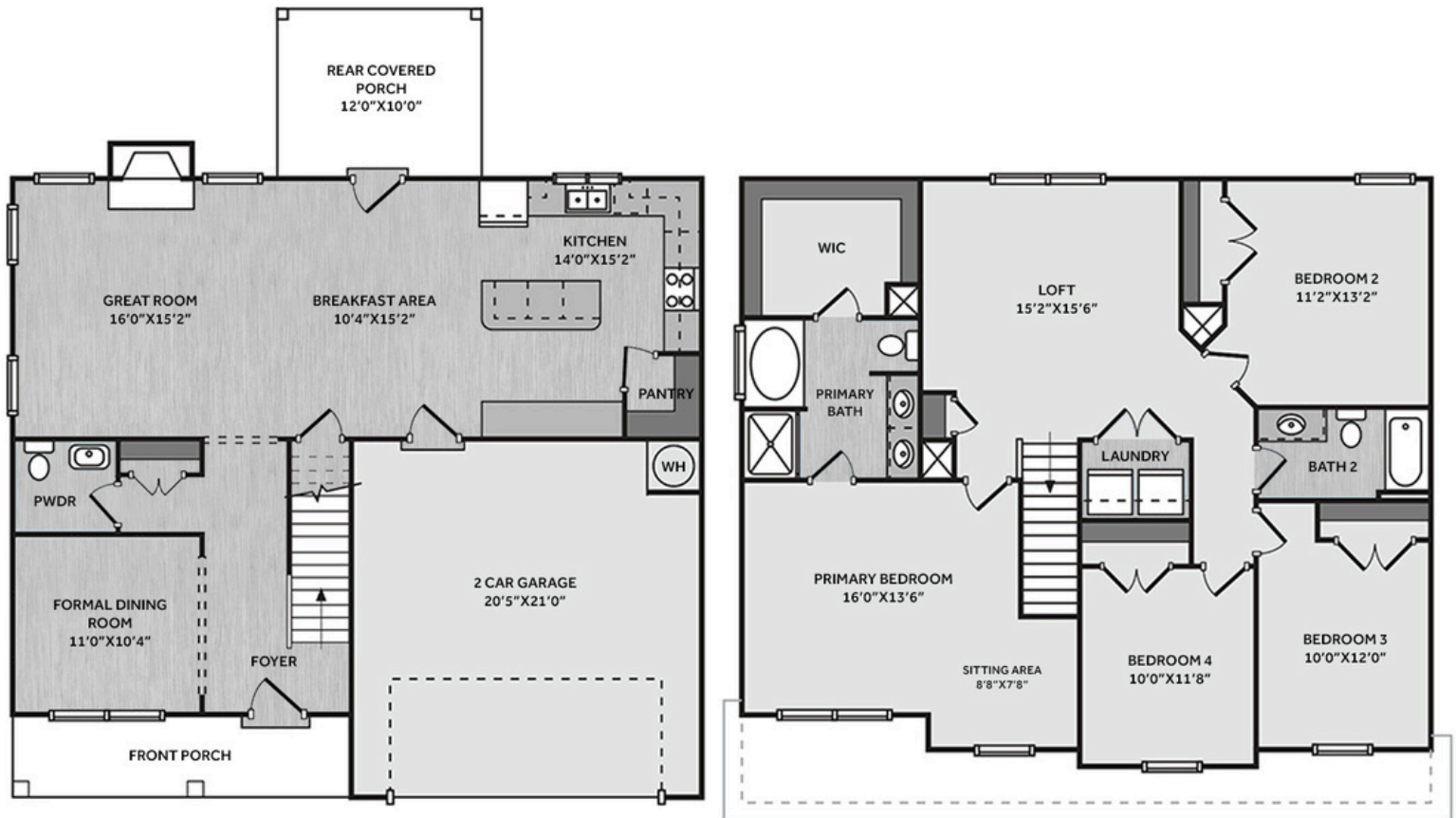
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*Subject to change without notice. See pg. 5 for full disclaimer.



This two-story home welcomes you with a foyer featuring a dining room, coat closet, and convenient half bath. The open great room boasts a gas log fireplace with black granite surround and flows into the kitchen with a large island, "Azul Platino" granite countertops, white shaker cabinets, white subway tile backsplash, corner pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. A breakfast area opens to the rear covered porch, perfect for indoor-outdoor living. Upstairs, an open loft area provides additional living space, with a nearby linen closet and laundry room. The spacious second-floor primary suite includes a cozy sitting area and an ensuite bathroom with a dual quartz sink vanity, garden tub, walk-in shower, and spacious walk-in closet. Three additional bedrooms and a full hall bathroom complete the second floor. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a spacious front porch, and a SW "Outerspace" front door with a transom window and smart keypad entry to the home. Additional features include a 2-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN



BATHROOM



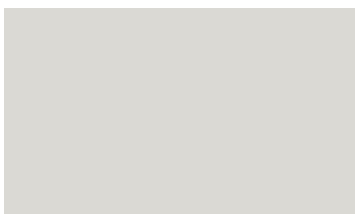
FLOORING



EXTERIOR



PAINT



LIGHTING



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose Edge Azul Platino Granite 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
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Niagara Quartz Square Bowl Countertops w/ Brantford Chrome Bath Sink Fixture
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- 36" x 48" Fiberglass Shower & Garden Tub Layout
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- Adult Height Vanity in Primary Bath
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround & ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Driftwood #1056 (Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry)
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Primary Interior Color: First Star SW7646 w/ Matching Ceiling

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)
- 2 Feiss Tabby One Light Pendants Over Kitchen Island
 - Model: P1308BS

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Handleset
- Front Door Painted: Outerspace SW6251
- Moire Black Dimensional Shingles
- Everest Vinyl Body Siding
- Everest Vinyl Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$391,300

Optional Elevation F	\$1,750
Optional Rear Covered Porch - 12' x 10'	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$9,473

Raised/Elongated Toilets (x2- Powder Room, Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Feiss Tabby One Light Pendant - P1308BS (x2- Over Kitchen Island)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Door
Primary Bath - Adult Height Vanity
Kitchen Level 2 Granite
Upgrade all Vanity Bowls to Square Bowls
Level 1 Fireplace Mantel
Level 1 Fireplace Surround
LVP Lvl 1 - Foyer
LVP Lvl 1 - Great Room
LVP Lvl 1 - Formal Dining Room
LVP Lvl 1 - Kitchen/Breakfast Area
LVP Lvl 1 - Powder Room
LVP Lvl 1 - Primary Bath
LVP Lvl 1 - Bath #2
LVP Lvl 1 - Laundry
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave, and Dishwasher

TOTAL OPTIONS ADDED \$21,673**TOTAL SALES PRICE: \$412,973**

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.