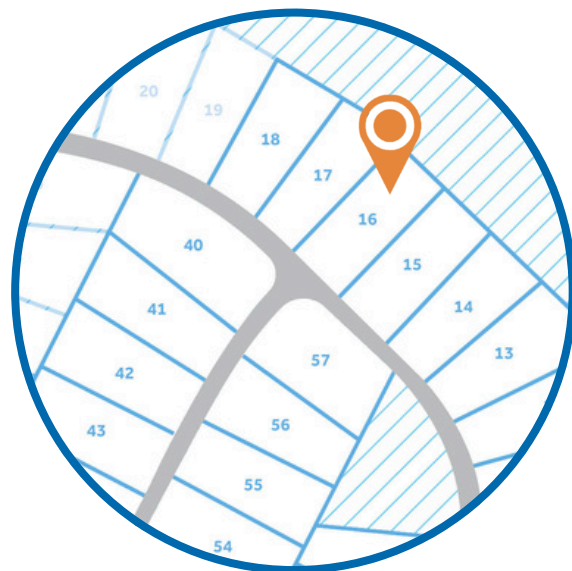


## THE GRAHAM HOMEPLAN

ELEVATION C

2,058 SQFT | 3 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!

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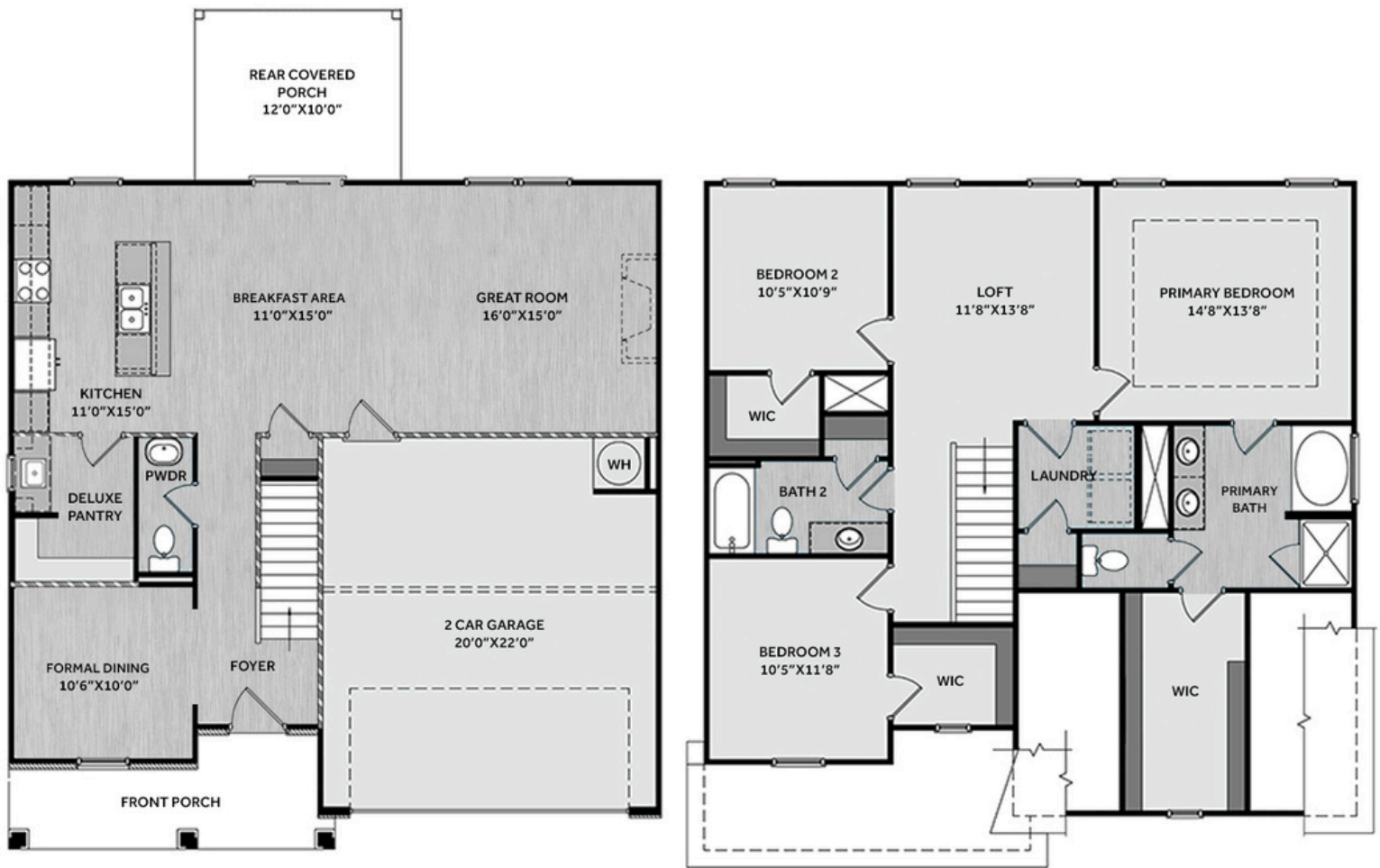
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\*Subject to change without notice. See pg. 5 for full disclaimer.



Just off the foyer are a dining room and a convenient half-bath. The kitchen, breakfast area, and great room flow together, leading to a rear covered porch—ideal for indoor-outdoor entertaining. The great room features a gas log fireplace with a mantel and black granite surround. The kitchen features a large eat-in island, white shaker cabinets with an accent island in "Graphite", "New Willow White" quartz countertops, white subway tile backsplash, a deluxe pantry with a prep sink, and stainless-steel appliances, including a smooth-top range, microwave, and dishwasher. Upstairs, a spacious loft adds versatile living space and sits near a laundry room and linen closet for added convenience. The primary suite serves as a private retreat, complete with a spa-like en-suite bathroom showcasing a dual sink vanity, walk-in shower, garden tub, private water closet, and a large walk-in closet with natural light. Two additional bedrooms—each with walk-in closets—share a full hall bathroom with a vanity, tub/shower combo, and linen closet. Exterior features include a welcoming front porch, low-maintenance vinyl siding with shake accents, a stone skirt, dimensional roof shingles, and a smart keypad entry. Additional highlights: 2-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

## KITCHEN

Door Style:  
Fairmont

Color:  
White



Color:  
Graphite



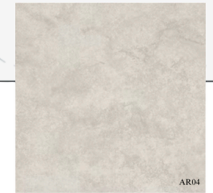
## BATHROOM

Door Style:  
Fairmont

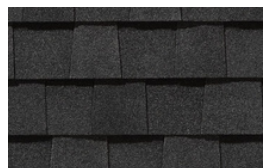
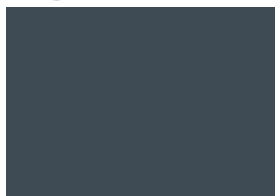
Color:  
White



## 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 BP20576195 Pulls
- Fairmont Graphite Accent Kitchen Island
- 1/2 Bullnose New Willow White Quartz 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
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

## BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Deluxe Pantry, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ Matching Ceiling
- Tray Ceiling in Primary Suite

## FIREPLACE

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

## LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Island
  - Model: 6537001-962

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - Stack Stone Accent
- Victorian Gray Vinyl Body Siding
- Rock Harbor Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door
- White Gutters



## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Rear Covered Porch – 12' x 10'

Optional Deluxe Pantry

Optional Gas Fireplace

BASE HOUSE PRICE: \$377,900

\$8,800

\$5,975

\$1,650

### DESIGN CENTER OPTIONS \$11,585

Raised/Elongated Toilets (x2- Powder Room, Bath #2)

6-Panel Front Door & Transom Package

Kitchen Pendants: Arilda One Light Pendant – 6537001-962 (x2- Over Kitchen Island)

Add Smart Keypad Deadbolt Front Door

Add Spear Style Decorative Hardware to Garage Door

Primary Bath – Adult Height Vanity

Kitchen Island Multicolor Cabinet Option / Paint Island Drywall to Match Cabinet

Kitchen Level 1 Quartz

Upgrade all Vanity Bowls to Square Bowls

Level 1 Fireplace Mantel

Level 1 Fireplace Surround

LVP Level 1 – Foyer

LVP Level 1 – Great Room

LVP Level 1 – Formal Dining Room

LVP Level 1 – Kitchen/Breakfast Area/Deluxe Pantry

LVP Level 1 – Powder Room

LVP Level 1 – Primary Bath

LVP Level 1 – Bath #2

LVP Level 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

\$28,010

TOTAL SALES PRICE: \$405,910

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