

THE MEADOWBROOK HOMEPLAN

ELEVATION FH

1,997 SQFT | 3 BR | 2.5 BA | 2 CAR GARAGE



.257 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

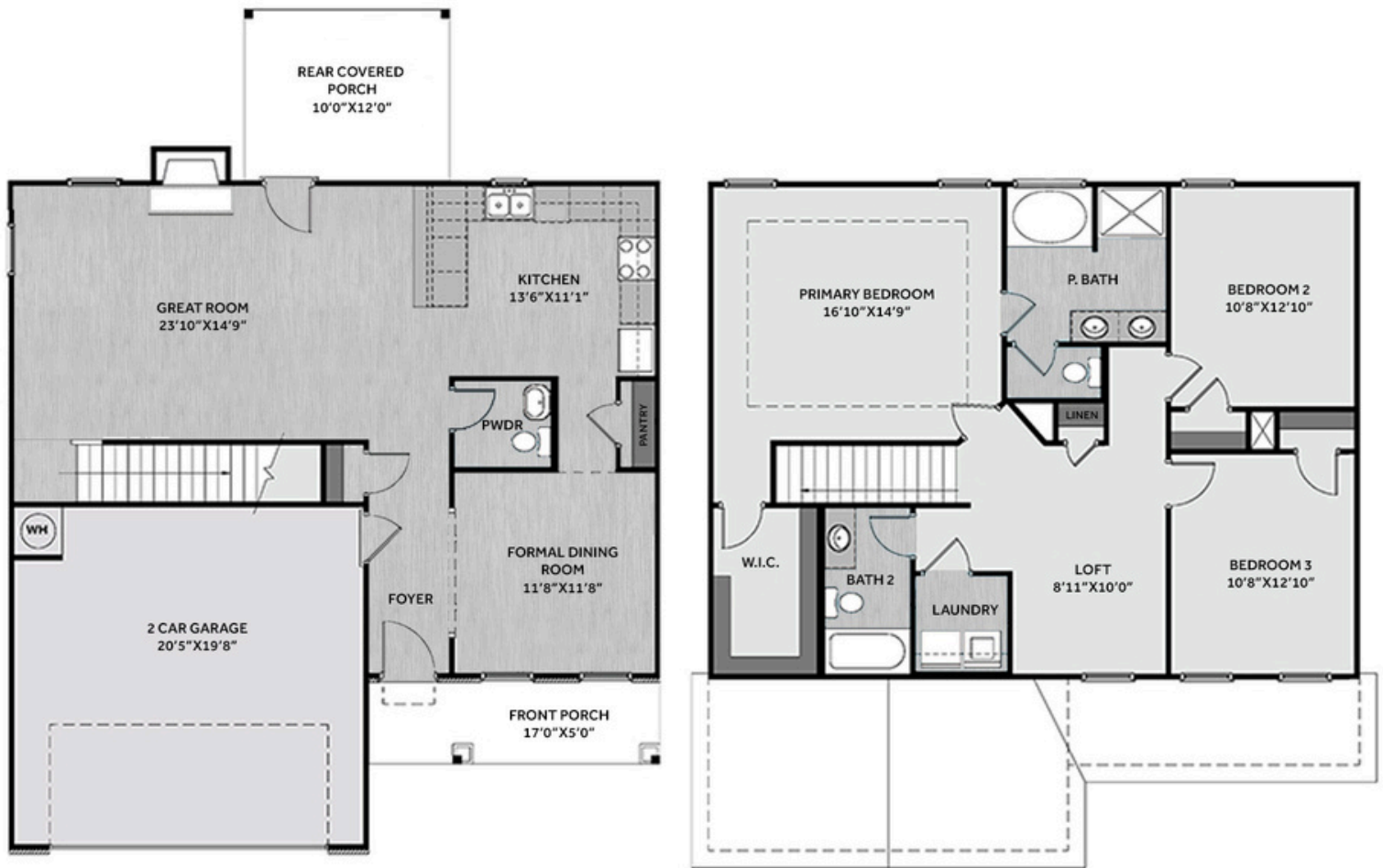


SALES AND MARKETING BY:



Photos, Options,

Virtual Tours & More

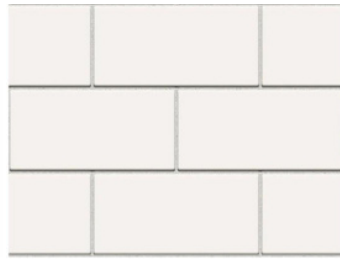


This home boasts a spacious great room with a gas log fireplace with a mantle and granite surround, flowing into a kitchen with bar seating, "Azul Platino" granite countertops, white shaker cabinets, an "Arctic White" subway tile backsplash, pantry, sink overlooking the backyard, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. Breakfast area with access to a rear-covered porch. A formal dining room connects to the kitchen via a convenient walkthrough and a half-bath completes the main floor. Upstairs, a versatile loft provides access to a linen closet. The primary suite features a tray ceiling with crown molding, a walk-in closet, and an en-suite bathroom with a dual sink vanity with "Niagara" quartz countertop, garden tub, walk-in shower, and private water closet. Two additional bedrooms share a full hall bath with tub/shower combination. The laundry room is also located on the second floor. Luxury vinyl plank flooring runs throughout the first floor. Exterior with low-maintenance vinyl siding with board and batten accents, and a welcoming front porch with a SW "Hazel" door with a transom window and smart keypad access to home. The home also includes a two-car front-loading garage and is Energy Plus certified and backed by a 1-2-10-year builder in-house warranty.

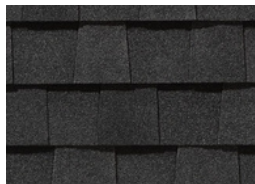
KITCHEN

Door Style:
Fairmont

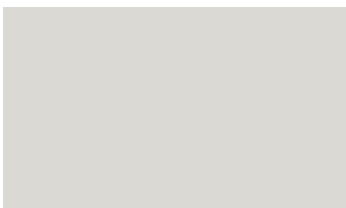
Color:
White



EXTERIOR

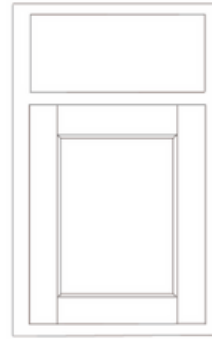


PAINT

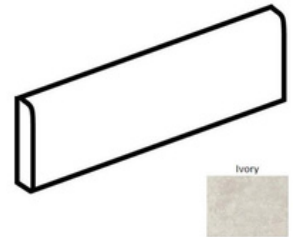


Door Style:
Fairmont

Color:
White



FLOORING



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 and 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 and 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, Powder Room, Primary Bath, Bath #2, Laundry)
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

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

LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
 - Model: 6590301-962

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Dakota Handleset
- Front Door Painted: Hazel SW6471
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Victorian Gray Vinyl Body Siding
- Victorian Gray Vinyl Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

| | |
|---|-----------------------|
| Optional Elevation FH | BASE PRICE: \$374,285 |
| Optional Rear Covered Porch - 10' x 12' | \$2,450 |
| Optional Gas Fireplace on Interior Wall | \$8,800 |
| | \$2,310 |

DESIGN CENTER OPTIONS \$9,655

Raised/Elongated Toilets (x2- Powder Room, Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)
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, Great Room, Formal Dining Room, Kitchen, Powder Room, Primary Bath, Bath #2, Laundry
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave, and Dishwasher

TOTAL OPTIONS ADDED \$23,215

TOTAL SALES PRICE: \$397,500