

THE WEYMOUTH HOMEPLAN

ELEVATION C

1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE



.233 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

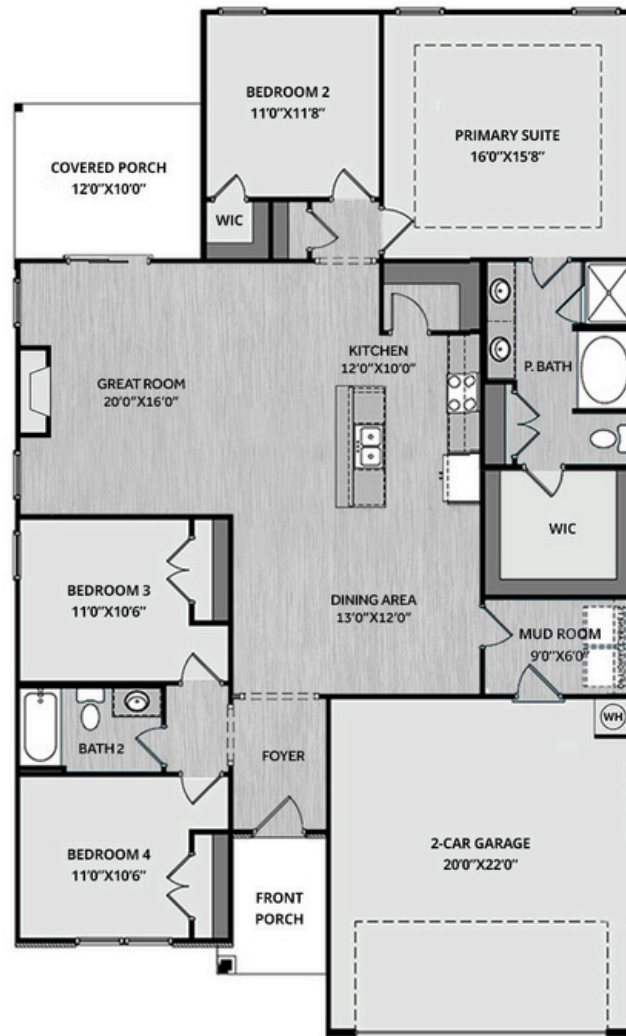


Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



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The Weymouth home offers a spacious great room with a gas log fireplace, featuring a floating mantle stained in "Loft Pine," and convenient access to the rear covered porch through sliding glass doors. The open kitchen overlooks the great room and includes granite countertops in "Giallo Ornamentale Guidoni," white shaker cabinets, subway tile backsplash in "Arctic White" set in a brick pattern, a corner pantry, and a spacious dining area. It is equipped with stainless steel appliances, including a microwave, dishwasher, and smooth top range. Off the dining area, a mudroom with washer/dryer connections leads to the garage. The large primary suite boasts a tray ceiling and crown molding, with a primary bath that offers dual sinks, a quartz countertop in "Simply White," white shaker cabinets, a walk-in shower and a separate garden tub with tile surround, a linen closet, LVP flooring, and a walk-in closet. There are two additional bedrooms off the foyer with hall access to a full bathroom, and another bedroom is located next to the primary suite. The home features durable luxury vinyl flooring in the foyer, kitchen/dining area, great room, mudroom, and hall bath. The exterior has low-maintenance vinyl siding with shake and board and batten accents, a stone skirt, and dimensional roof shingles. The front door is painted in Sherwin Williams "Black Magic" and includes a transom window and access with a smart keypad. Additional features include a 2-car front-loading garage and an Energy Plus Certification with a 1-2-10-year builder in-house warranty.

KITCHEN

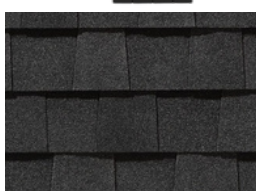
Door Style:
Fairmont



Color:
White



EXTERIOR

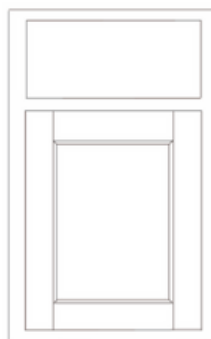


PAINT



BATHROOM

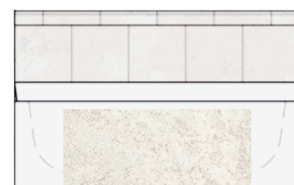
Door Style:
Fairmont



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 BP20576195 Pulls
- 1/2 Bullnose Edge Giallo Ornamental Guidoni 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

- Simply White 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 and Bath #2
- Adult Height Vanity in Primary Bath
- CS22 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround and CS22 12x12 w/ #90 Light Pewter Grout Ceramic Tile Garden Tub Surround
- CS22 w/ #90 Light Pewter Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Wild Dunes #7089 (Foyer, Great Room, Kitchen/Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Laundry)
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Primary Interior Color: City Loft SW7631 w/ Matching Ceiling

LIGHTING

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

FIREPLACE

- Gas Fireplace w/ Fillmore Mantel Stained Loft Pine

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Dakota Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Sage Vinyl Body Siding
- Scottish Thistle Vinyl Board & Batten Accent
- Scottish Thistle Vinyl Shake Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Ranch Garage Door w/ Spear Style Decorative Hardware
- White Gutters



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DESIGN OPTIONS SUMMARY

STRUCTURAL

Elevation C

Optional Rear Covered Porch - 10' x 12'

Optional Gas Fireplace on Exterior Wall

BASE PRICE: \$372,041

Standard

\$8,800

\$1,650

DESIGN CENTER OPTIONS \$9,409

Raised/Elongated Toilets (x1 - Bath #2)

6-Panel Front Door & Transom Package

Kitchen Pendants: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Island)

Add Smart Keypad Deadbolt Front Door

Add Spear Style Decorative Hardware to Garage Door

Primary Bath - Adult Height Vanity

Kitchen Level 2 Granite

Upgrade all Vanity Bowls to Square Bowls

Fillmore Floating Mantel

LVP Lvl 1 - Foyer, Great Room, Kitchen/Dining Area, Hall #1, Hall #2, 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

\$19,859

TOTAL SALES PRICE: \$391,900

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