

THE BRUNSWICK HOMEPLAN

ELEVATION FH

2,355 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.244 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

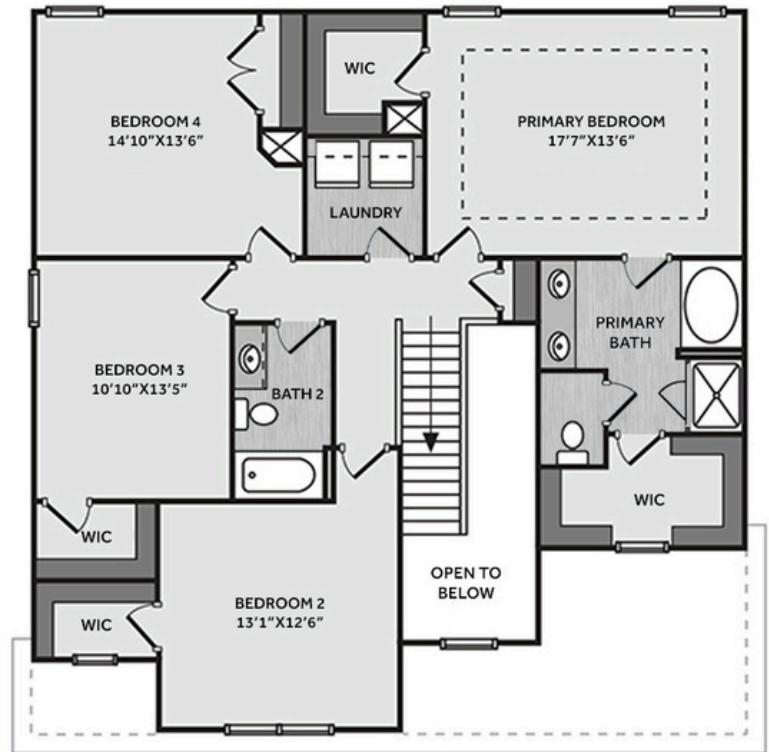
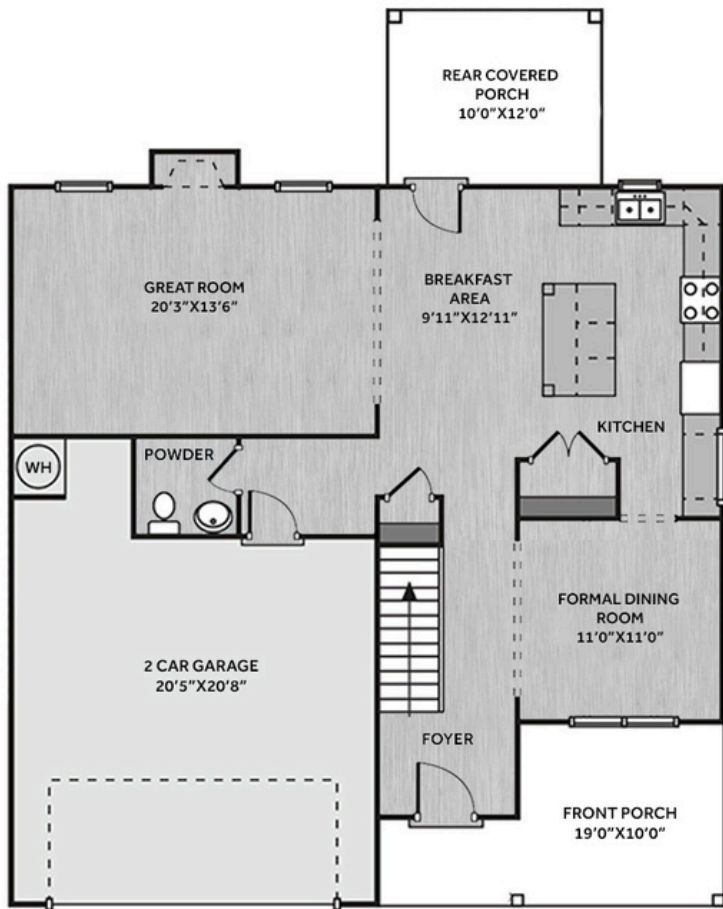


Photos, Options,

Virtual Tours & More

SALES AND MARKETING BY:





This beautifully designed home features a spacious great room with a gas log fireplace with black granite surround and a mantle, and access to a rear covered porch through the breakfast area—perfect for outdoor relaxation. The kitchen features a spacious island, "Azul Platino" granite countertops, gray subway tile backsplash, white shaker cabinets, walk-in pantry, built-in desk, and a stainless-steel microwave, dishwasher, and smooth top range. A dining room off the foyer connects to the kitchen through a walk-through. A nearby half-bath sits by the garage entry. Upstairs, the primary suite boasts a tray ceiling, crown molding, two walk-in closets, and an en-suite bathroom with a white dual sink vanity with "Niagara" quartz countertop, a garden tub, a separate walk-in shower, and a private water closet. Three additional bedrooms on the second floor share a full hall bath with a vanity and tub/shower combination. LVP flooring runs throughout the first floor. The inviting front porch, with a door painted in SW "Sea Serpent," features a transom window and smart keypad entry. The exterior features vinyl siding with board and batten accents, dimensional roof shingles, and a 2-car garage. This Energy Plus Certified home is backed by a 1-2-10 builder in-house warranty.

KITCHEN



BATHROOM



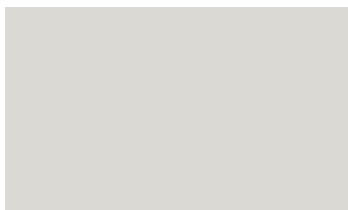
FLOORING



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 x114 Desert Gray Glossy w/ #89 Smoke Gray 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/Breakfast Area, Powder Room, Hall #1, 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 Arilda One Light Pendants over Kitchen Island
 - Model: 6537001-962

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Dakota Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Harbor Gray Vinyl Body Siding
- Harbor Gray 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: \$396,685

Optional Elevation FH	\$2,450
Optional Rear Covered Porch - 10' x 12'	\$8,800
Optional Gas Fireplace on Exterior Wall	\$1,650

DESIGN CENTER OPTIONS \$10,315

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 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/Breakfast Area, Powder Room, Hall #1, 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: \$419,900**