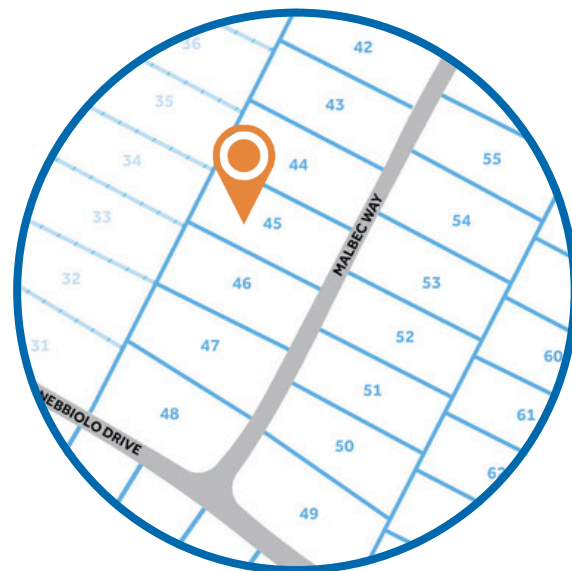


THE ABERDEEN HOMEPLAN

ELEVATION D

2,234 SQFT | 3-4 BR | 2.5 BA | 2 CAR GARAGE



.24 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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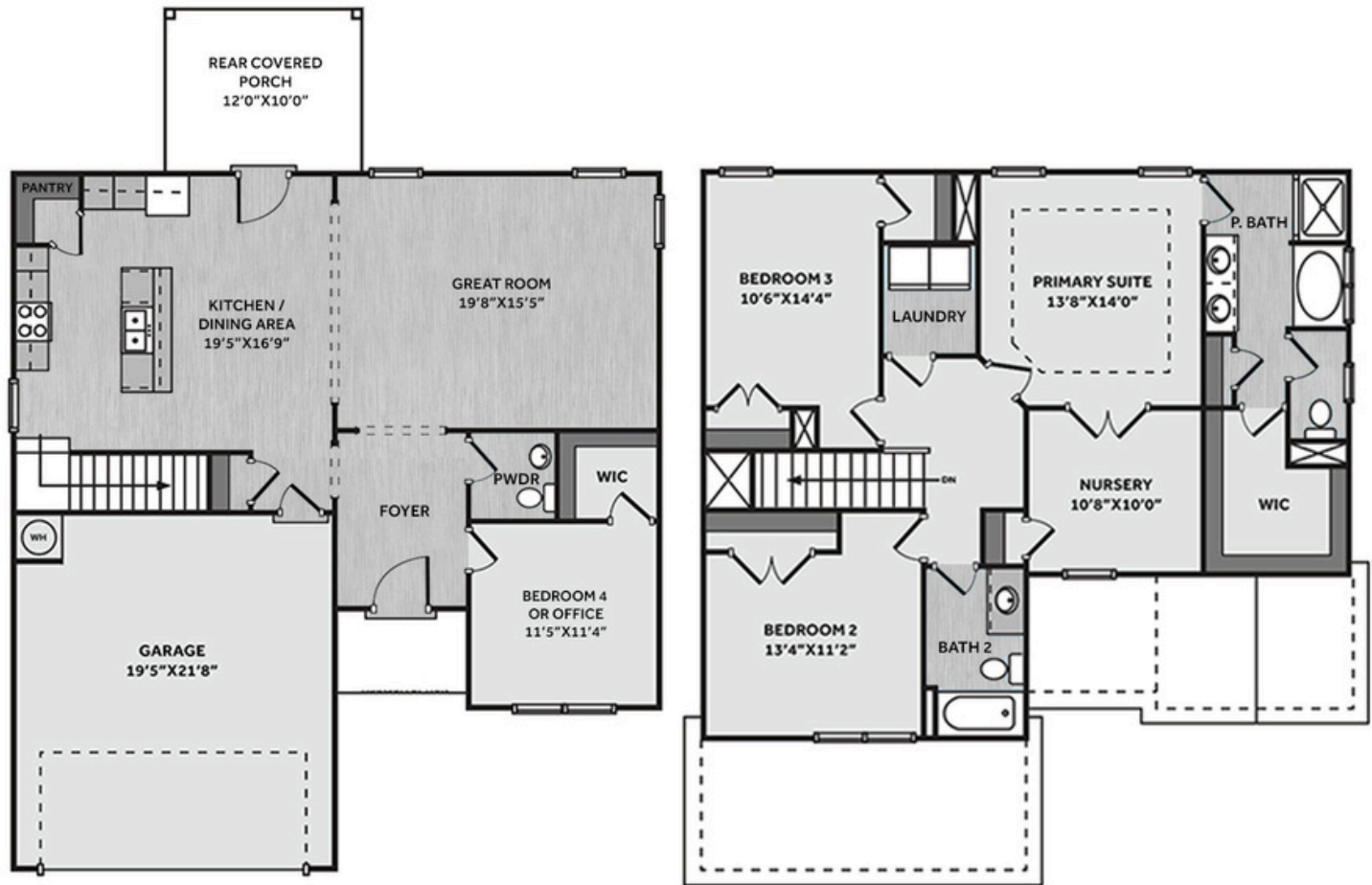
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*Subject to change without notice. See pg. 5 for full disclaimer.



This home offers a spacious great room that flows into the eat-in kitchen, creating a warm, open layout. Off the foyer, a flexible home office with a walk-in closet can serve as a bedroom, while a nearby half bath adds convenience. The kitchen includes an island, "Luna Pearl" granite countertops, white shaker cabinets, a corner pantry, a dining area with rear porch access, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The private primary suite boasts a tray ceiling, with crown molding, and French door access to an adjoining nursery, along with an en-suite bath featuring a white dual vanity with a "Niagara" quartz countertop, a garden tub, walk-in shower, private water closet, linen closet, and walk-in closet access. Upstairs, two additional bedrooms share hall access to a laundry room and a full bathroom with a vanity and tub/shower combination. LVP flooring runs throughout the first-floor main living areas. Exterior highlights include low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, and a front door painted in SW "Black Magic" with a transom window and smart keypad entry. This home also includes a two-car garage, an Energy Plus Certification, and is backed by a 1-2-10-year builder in-house warranty.

KITCHEN



BATHROOM



FLOORING



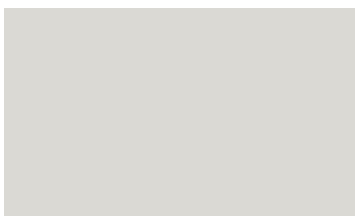
EXTERIOR



LIGHTING



PAINT





THE ABERDEEN HOMEPLAN

LOT 45 | ELEVATION D

2,234 SQFT | 3-4 BR | 2.5 BA | 2 CAR GARAGE

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 Luna Pearl 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
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround and CS23 12x12 w/ #89 Smoke Gray Grout Ceramic Tile Garden Tub Surround
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Oyster Oak #591 (Foyer, Great Room, Kitchen/Dining Area, 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 Dianna Three Light Mini Lantern Pendants over Kitchen Island
 - Model: 5192603-962

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Silver Gray Vinyl Body Siding
- Natural Slate Vinyl Shake Accent
- White Exterior Trim
- Black Raised Panel Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Extended Panel w/ Spear Style Decorative Hardware
- White Gutters





THE ABERDEEN HOMEPLAN

LOT 45 | ELEVATION D

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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation D

Optional Rear Covered Porch - 10' x 12'

BASE PRICE: \$386,200

\$2,310

\$8,800

DESIGN CENTER OPTIONS \$7,476

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

6-Panel Front Door & Transom Package

Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)

Add Smart Keypad Deadbolt Front Door

Add Spear Style Decorative Hardware to Garage Door

Primary Bath - Adult Height Vanity

Upgrade all Vanity Bowls to Square Bowls

LVP Lvl 1 - Foyer

LVP Lvl 1 ILO Lvl 1 Carpet - Great Room

LVP Lvl 1 ILO Lvl 1 Vinyl - Kitchen/Dining Area

LVP Lvl 1 ILO Lvl 1 Vinyl - Powder Room

LVP Lvl 1 ILO Lvl 1 Vinyl - Primary Bath

LVP Lvl 1 ILO Lvl 1 Vinyl - Bath #2

LVP Lvl 1 ILO Lvl 1 Vinyl - Laundry

Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic

Upgrade to Front Door Handleset

Stainless Steel Electric Range, Microwave, and Dishwasher

TOTAL OPTIONS ADDED

\$18,586

TOTAL SALES PRICE: \$404,786

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