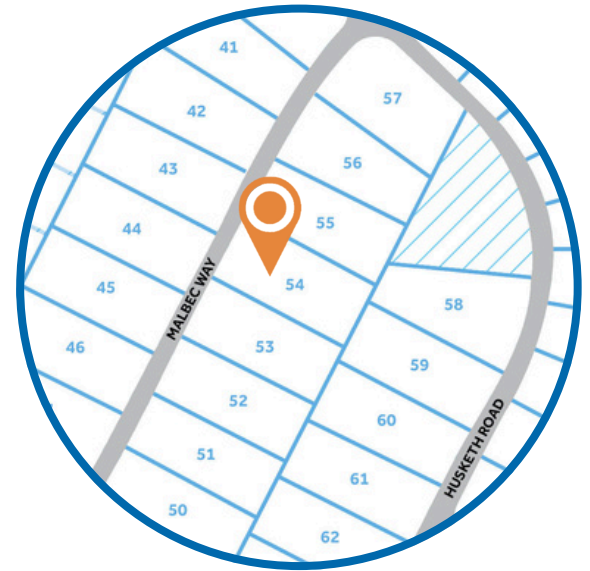


THE CAMELLIA HOMEPLAN

ELEVATION F

2,358 SQFT | 4 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!

NEW HOME SPECIALISTS

910.405.8311

info@cavinessandcates.com



Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:



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



Upon entering the home, you'll find a flex room just off the foyer, with the garage entry located directly across from it. The entryway also leads to a mudroom with stacked washer/dryer hookups, a base cabinet, and access to a half-bath. The kitchen offers ample countertop space with granite countertops in "New Caledonia," a sink overlooking the great room, bar seating, white shaker cabinets, white subway tile backsplash, a pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. The open great room provides easy access to the rear covered porch. Off the great room, the spacious first-floor primary suite offers a tray ceiling with crown molding and an en-suite bathroom with a white dual sink vanity and a "Niagara" quartz countertop, a private water closet, a linen closet, a walk-in shower, and a spacious walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom with a vanity and tub/shower combination. The exterior features low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a spacious front porch with a front door painted in SW "Watery" and smart keypad entry. Other highlights include a two-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

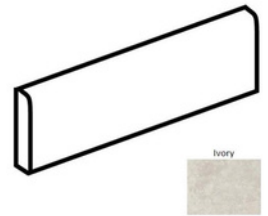
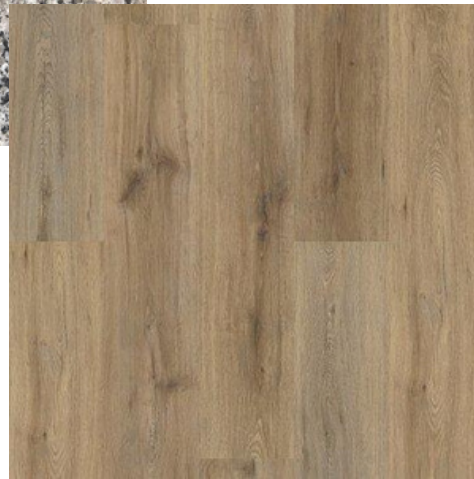
KITCHEN



BATHROOM



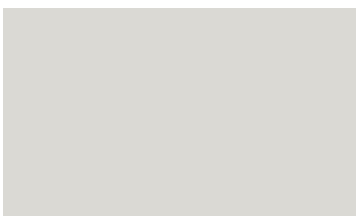
FLOORING



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 BP20576195 Pulls
- 1/2 Bullnose Edge New Caledonia 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 60" Fiberglass Shower 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
- ARO4 w/ #93 Fossil Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Wild Dunes #7089 (Foyer, Great Room, Flex Room, Kitchen/Dining 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 Zire One Light Pendant Over Kitchen Bar
 - Model: 6590301-962

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Handleset
- Front Door Painted: Watery SW6478
- Moire Black Dimensional Shingles
- Deep Granite Vinyl Body Siding
- Deep Granite Vinyl Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$393,300

Optional Elevation F

\$1,750

Optional Rear Covered Porch - 11'8" x 10"

\$8,800

DESIGN CENTER OPTIONS \$11,101

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

6-Panel Front Door & Transom Package

Kitchen Pendant Lights: 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

LVP Lvl 1 - Foyer

LVP Lvl 1 ILO Lvl 1 Carpet - Great Room

LVP Lvl 1 ILO Lvl 1 Carpet - Flex 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 Carpet - Hall #1

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

Stackable Washer / Dryer

TOTAL OPTIONS ADDED

\$21,651

TOTAL SALES PRICE: \$414,951

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