

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

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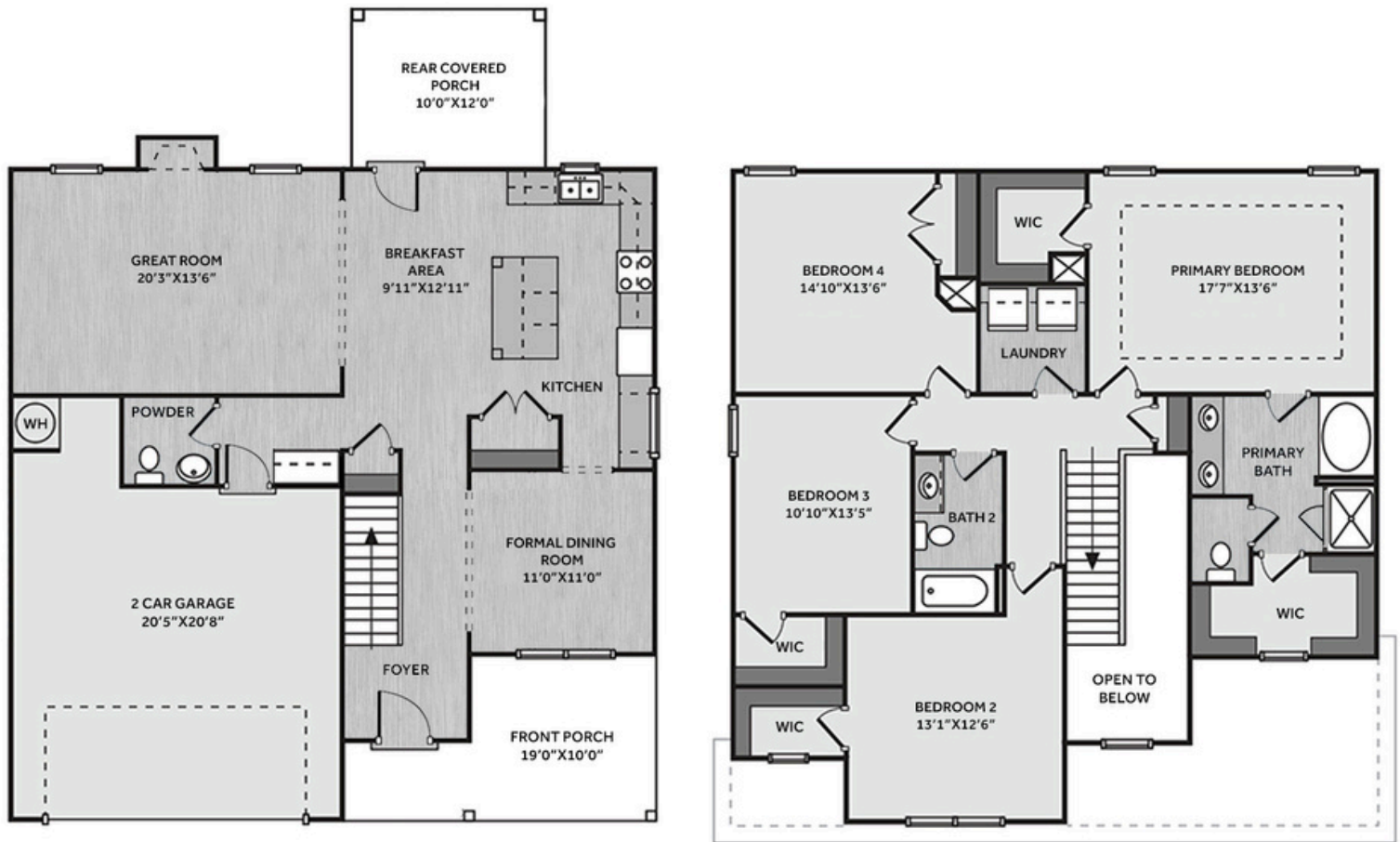


Photos, Options,

Virtual Tours & More

SALES AND MARKETING BY:





This beautifully designed home features a spacious great room with a gas log fireplace and rear covered porch access through the breakfast area—perfect for outdoor relaxation. The kitchen features a large island, "Trigato" quartz countertops with a single basin sink, tile backsplash, white shaker cabinets, walk-in pantry, built-in desk, and stainless-steel appliances. A formal dining room, painted in SW "Gale Force", includes crown molding and wainscoting, with a walk-through to the kitchen. Near the garage entry, a built-in bench with cubbies and a half bath adds convenience. Upstairs, the primary suite, also in SW "Gale Force", boasts a tray ceiling with crown molding, two walk-in closets, and an en-suite bathroom with a white dual sink vanity with "Niagara" quartz countertop, framed mirrors, a garden tub, a walk-in tile shower, and a private water closet. Three additional upstairs bedrooms share a full hall bath. LVP flooring runs throughout the first floor, and blinds are included throughout the home for added comfort and privacy. The inviting front porch, with a door painted in SW "Sea Serpent," features a transom window and smart keypad entry. Exterior highlights include vinyl siding with board and batten accents, dimensional roof shingles, 2-car garage, and Energy Plus Certification with a 1-2-10 builder in-house warranty.

KITCHEN



BATHROOM



FLOORING



EXTERIOR



LIGHTING



PAINT



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard Stainless Steel Single Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Satin Brass BP2606128-160 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- Premium Decorative Kitchen Backsplash - 2x5 Horizontal Pickets - Mythology / MY96 w/ #42 Platinum Grout
- Coved Crown Molding on Wall Cabinets
- Standard Kitchen Layout
- Ferguson/Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)
- Frigidaire Stainless Steel Standard Depth French Door Refrigerator

BATHROOM

- Niagara Quartz Square Bowl Countertops w/ Brantford Brushed Nickel Bath Sink Fixture
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP9161196195 Pulls
- 36" x 48" Tile Shower and Garden Tub Layout
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Gerber Burr Ridge Pedestal Sink in Powder Room
- Adult Height Vanity in Primary Bath
- Deluxe Tile Pattern Primary Bath Shower - Wall: AQ01 12x24 w/ #89 Smoke Gray Grout / Floor: LP21 2x2 w/ #89 Smoke Gray Grout
- Deluxe Tile Pattern Garden Tub Surround - AQ01 12x24 w/ #89 Smoke Gray Grout
- 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/ White Ceilings
- Gale Force SW7605 in Formal Dining Room
- Gale Force SW7605 in Primary Bedroom
- Picture Frame Wainscot w/ 2 Piece Crown Molding in Formal Dining Room
- Paint & Trim 2 Car Garage
- Bench & Cubby (Drop Zone) - Painted Gale Force SW7605
- Level 1 Rails First Floor
- Framed Mirrors in Primary Bathroom

LIGHTING

- Zire Brushed Nickel Lighting Package (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
 - Model: 6590301-848
- Add Recess Lights - Kitchen

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

BLINDS

- 2" White Faux Wood Blinds (Whole House)

DESIGN OPTIONS SUMMARY

STRUCTURAL

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 \$37,079

Brantford 4" Spread Brushed Nickel Plumbing Package (Whole House)
 Raised/Elongated Toilets (x2- Powder Room, Bath #2)
 Upgrade to Gerber Burr Ridge Pedestal Sink in Powder Room
 6-Panel Front Door & Transom Package
 Kitchen Pendants: Zire One Light Pendant - 6590301-848 (x2- Over Kitchen Island)
 Add Recess Light Assembly to Non Standard Location (x4- Kitchen / x1- Replace
 Breakfast Nook Light w/ Recess Light)
 Add Smart Keypad Deadbolt Front Door
 Add Spear Style Decorative Hardware to Garage Door
 Add Level 1 Picture Frame Style Wainscot - Formal Dining Room
 Add 2 Piece Crown Moulding - Formal Dining Room
 Add Bench and Cubby (Drop Zone) 4' Wide - Painted Gale Force SW7605
 Level 1 Rails 1st Floor
 Upgrade to Level 2 Kitchen Cabinet Hardware
 Add Coved Crown to Standard Cabinet Layout
 Primary Bath - Adult Height Vanity
 Kitchen Level 1 Quartz
 Single Bowl Stainless Steel Kitchen Sink
 Upgrade all Vanity Bowls to Square Bowls
 Level 1 Fireplace Mantel
 Level 1 Fireplace Surround
 Paint & Trim 2 Car Garage (painted flat white)
 Add White Ceiling Finish to Base House Paint Package
 Upgraded Accent Paint Color - Primary Bedroom
 LVP Lvl 1 - Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder
 Room, Hall #1, Primary Bath, Bath #2, Laundry
 Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology
 Level 3 Deluxe Tile Pattern - Standard Tile Shower 36" x 48"
 Level 3 Deluxe Tile Pattern - Garden Tub Surround
 Zire Lighting Package Brushed Nickel (Whole House)
 Upgrade to Front Door Handleset
 Add Framed Mirrors to Primary Bathroom
 Stainless Steel Electric Range, Microwave, and Dishwasher
 Stainless Steel Standard Depth French Door Refrigerator
 2" White Faux Wood Blinds

TOTAL OPTIONS ADDED \$49,979