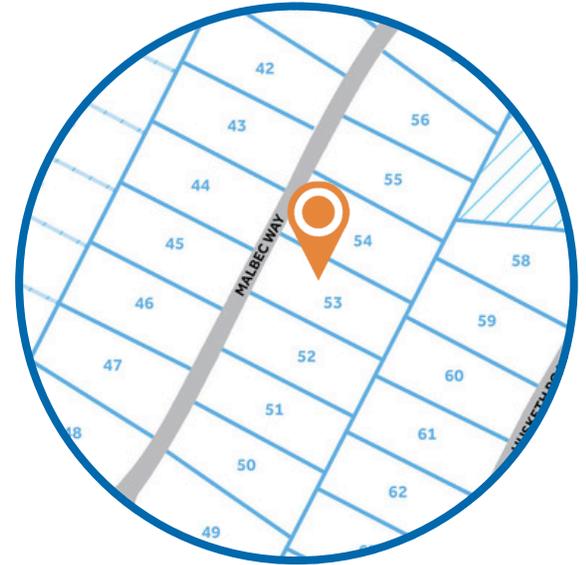


THE GARLAND HOMEPLAN

ELEVATION E

2,090 SQFT | 4 BR | 3 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!

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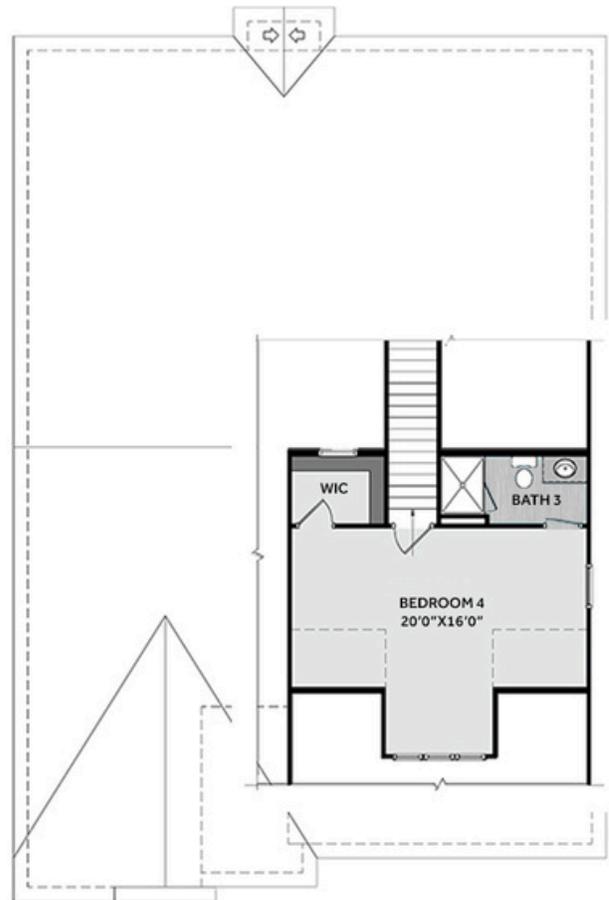
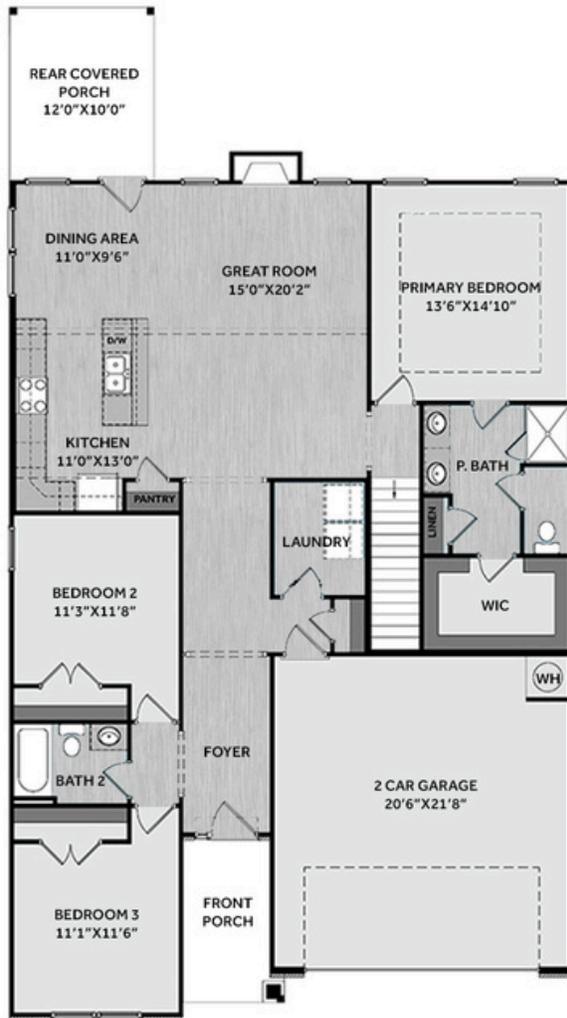
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*Subject to change without notice. See pg. 5 for full disclaimer.

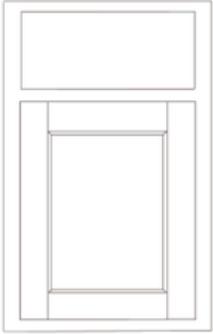


This home offers stylish, low-maintenance living with an open-concept great room featuring a vaulted ceiling with faux wood beam and a gas log fireplace with a floating mantel. The kitchen features “Trigato” quartz countertops, white shaker cabinets with an “Admiral Blue” accent island, ceramic tile backsplash, pantry, and stainless-steel appliances—including a microwave, dishwasher, and smooth-top range. The dining area opens to a rear covered porch—ideal for outdoor dining. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a dual quartz sink vanity, walk-in shower, linen closet, private water closet, and walk-in closet access. Two additional first-floor bedrooms share a full hall bath with a vanity and tub/shower combo. A laundry room and coat closet are conveniently located near the garage entry. Upstairs includes a fourth bedroom with a walk-in closet and a full bathroom with a walk-in shower. Exterior details include vinyl siding with board and batten accents, stone skirt, dormer, dimensional roof shingles, and a 2-car garage. The front door, painted SW “Cyberspace” includes a transom window and smart keypad entry. This Energy Plus Certified home is backed by a 1-2-10 builder in-house warranty for added peace of mind.

KITCHEN

Door Style:
Fairmont

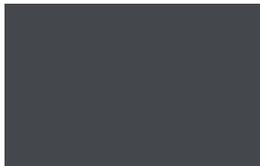
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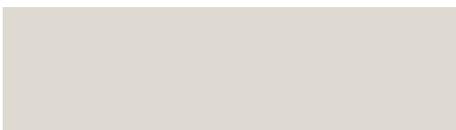
Color:
Admiral Blue



EXTERIOR



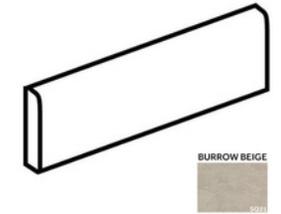
PAINT



LIGHTING



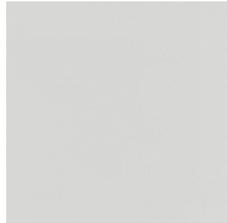
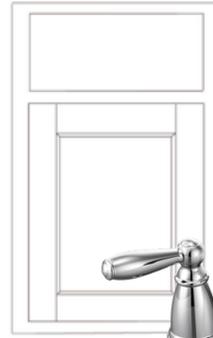
FLOORING



BATHROOM

Door Style:
Fairmont

Color:
White



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- Fairmont Admiral Blue Accent Kitchen Island
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 2x5 Vertical Pickets - Mythology / MY90 2x5 Vertical Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- SQ21 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround
- SQ21 w/ #90 Light Pewter Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Bath #3, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Tray Ceiling in Primary Suite

FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained Loft Pine

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
 - Model: 5192603-962

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Cyberspace SW7076
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - Stack Stone Accent
- Everest Vinyl Body Siding
- Brunswick Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door w/ Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL	BASE HOUSE PRICE: \$376,400
Optional Elevation E	\$1,750
Optional Secondary Bathroom #3	\$5,696
Optional Rear Covered Porch – 10’ x 12’	\$8,800
Optional Gas Fireplace	\$1,650

DESIGN CENTER OPTIONS \$11,682

- Raised/Elongated Toilets (x2- Bath #2, Bath #3)
- 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
- Kitchen Island Multicolor Cabinet Option / Paint Island Drywall to Match Cabinet
- Kitchen Level 1 Quartz
- Upgrade all Vanity Bowls to Square Bowls
- Fillmore Floating Mantel
- LVP Level 1 - Foyer
- LVP Level 1 - Great Room
- LVP Level 1 - Kitchen/Dining Area
- LVP Level 1 - Hall #1
- LVP Level 1 - Hall #2
- LVP Level 1 - Primary Bath
- LVP Level 1 - Bath #2
- LVP Level 1 - Bath #3
- LVP Level 1 - Laundry
- Kitchen Backsplash: 2x5 Vertical Pickets - Mythology
- Upgrade to Front Door Handleset
- Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$29,578

TOTAL SALES PRICE: \$405,978

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