

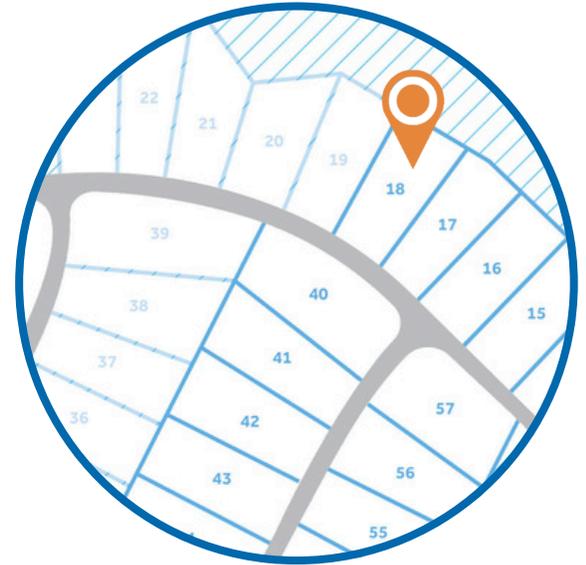
THE ABERDEEN HOMEPLAN

ELEVATION C

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



*Artistic Rendering not lot specific.
 For representation purposes only.



.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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SALES AND MARKETING BY:



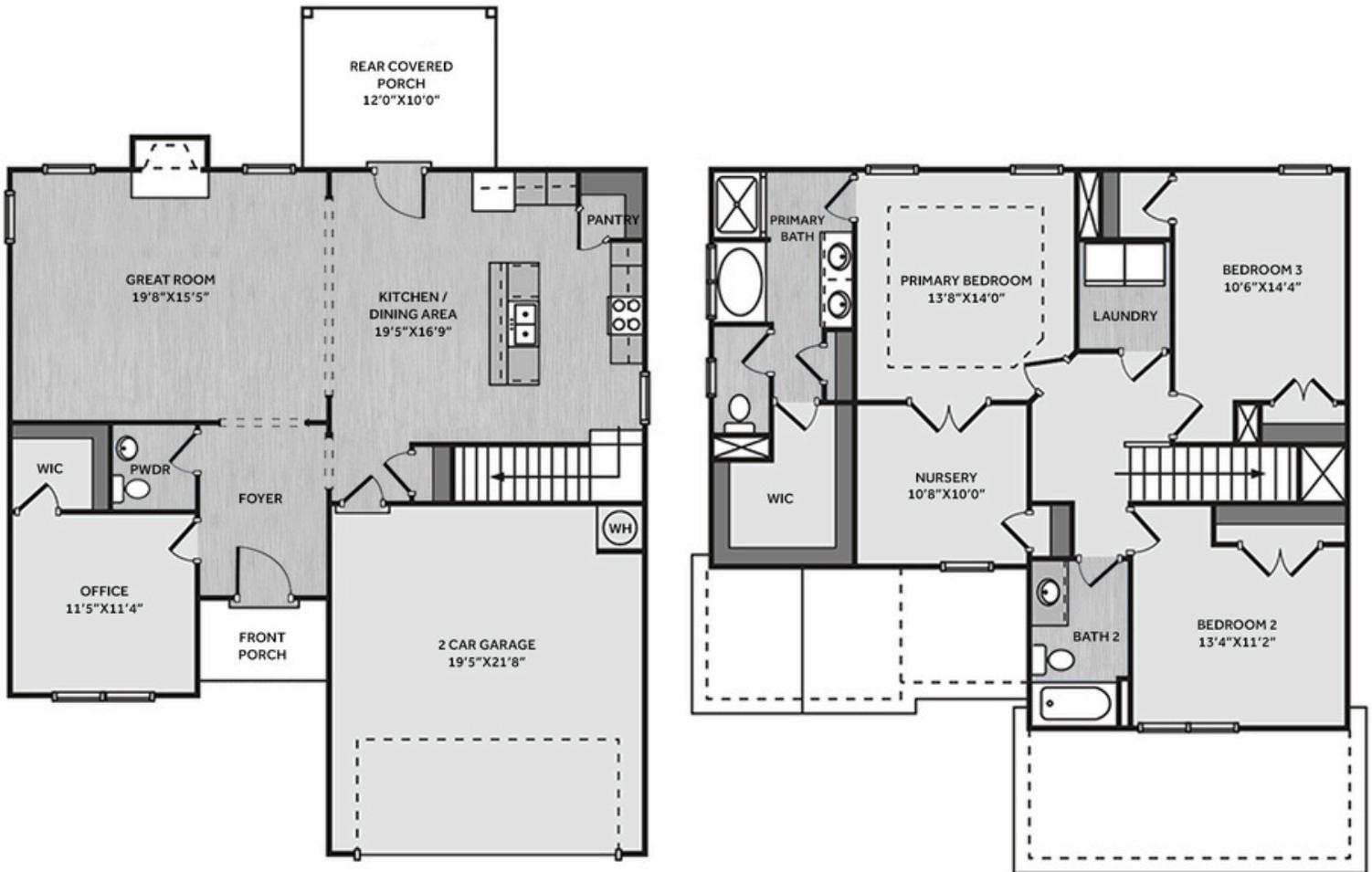
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*Subject to change without notice. See pg. 5 for full disclaimer.

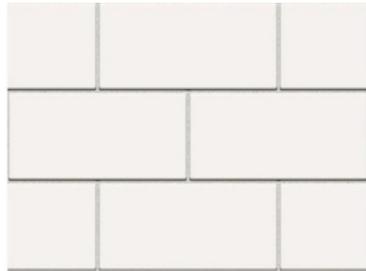
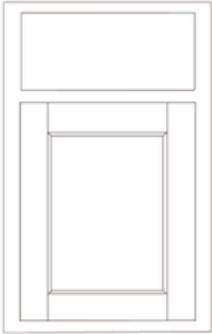


This home features a spacious great room with a gas log fireplace and black granite surround, seamlessly flowing into the eat-in kitchen for a warm, open layout. Off the foyer, a flexible home office with a walk-in closet can serve as a bedroom, while a nearby half bath adds convenience. The kitchen includes an island, "New Caledonia" 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 quartz sink vanity, garden tub, walk-in shower, private water closet, linen closet, and walk-in closet. 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, a stone skirt, dimensional roof shingles, and a front door painted in SW "Sea Serpent" 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

Door Style:
Fairmont

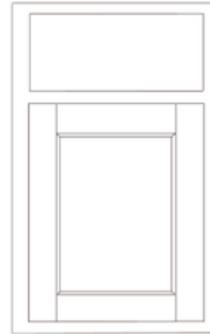
Color:
White



BATHROOM

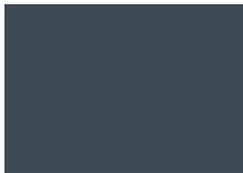
Door Style:
Fairmont

Color:
White



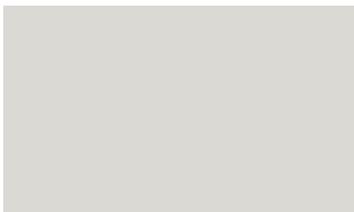
FLOORING

EXTERIOR



LIGHTING

PAINT



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
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Simply White Quartz Square Bowl Countertops w/ Brantford Chrome Bath Sink Fixture
- Fairmont White Flat Panel Cabinets w/ Chrome BP9161196180 Pulls
- 36" x 48" Fiberglass Shower & 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 & 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 - Wild Dunes #7089 (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

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)
- 2 Arilda One Light Pendants Over Kitchen Island
 - Model: 6537001-962

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Norris Gray - LedgeStone Stone Accent
- White Vinyl Body Siding
- White Vinyl Shake Accents
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door w/ Spear Style Decorative Hardware
- Black Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch - 12' x 10'	\$8,800
Optional Gas Fireplace	\$1,650

DESIGN CENTER OPTIONS \$8,809

- 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
- LVP Lvl 1 - Great Room
- LVP Lvl 1 - Kitchen/Dining Area
- LVP Lvl 1 - Powder Room
- LVP Lvl 1 - Primary Bath
- LVP Lvl 1 - Bath #2
- LVP Lvl 1 - Laundry
- Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
- Upgrade to Front Door Handleset
- Stainless Steel Electric Range, Microwave, and Dishwasher

TOTAL OPTIONS ADDED \$19,259

TOTAL SALES PRICE: \$402,969

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