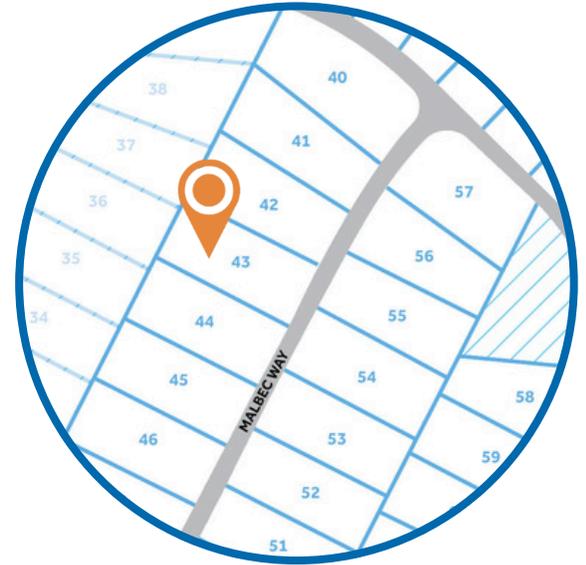


THE ABERDEEN HOMEPLAN

ELEVATION F

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!

NEW HOME SPECIALISTS

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SALES AND MARKETING BY:



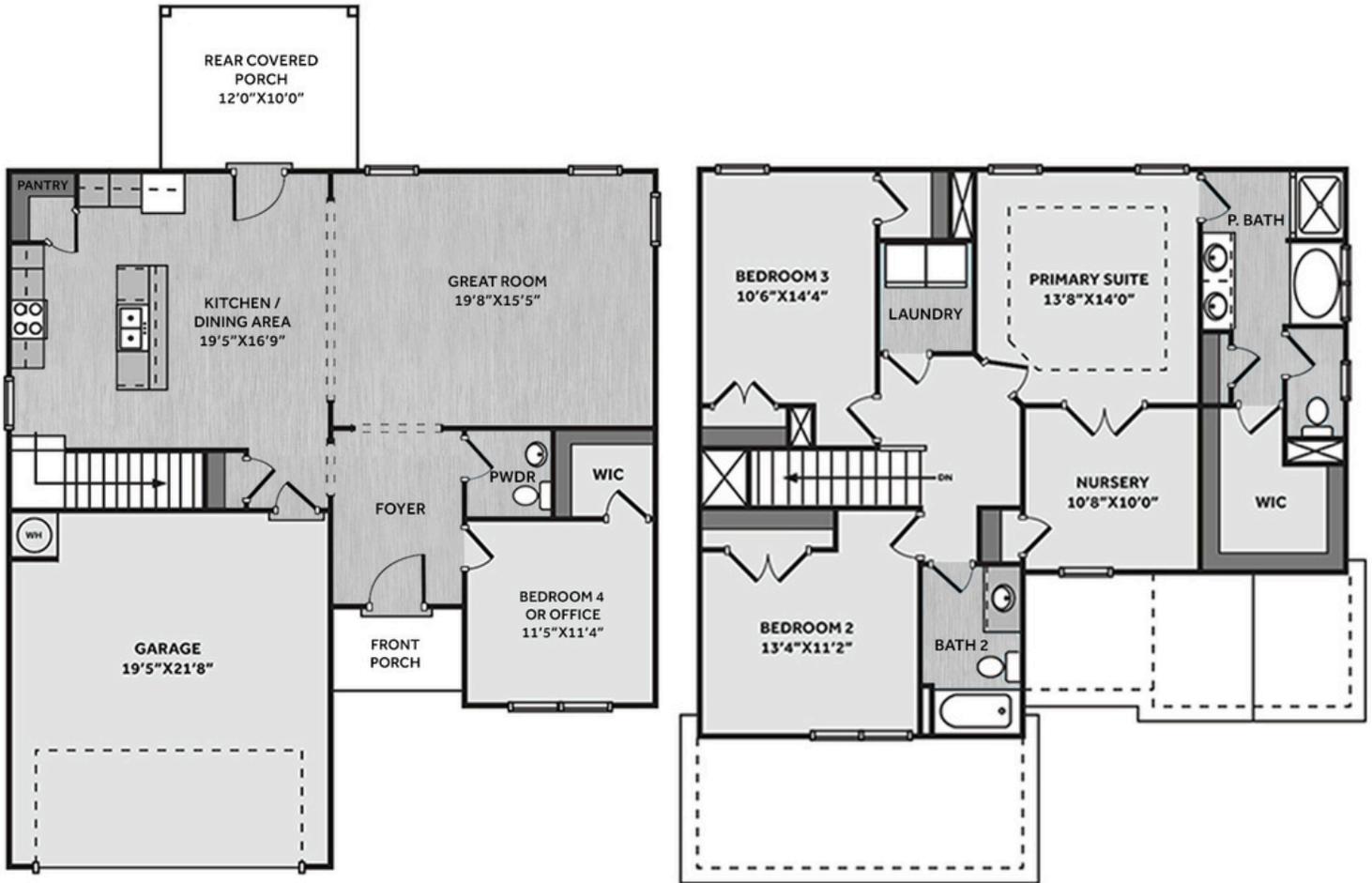
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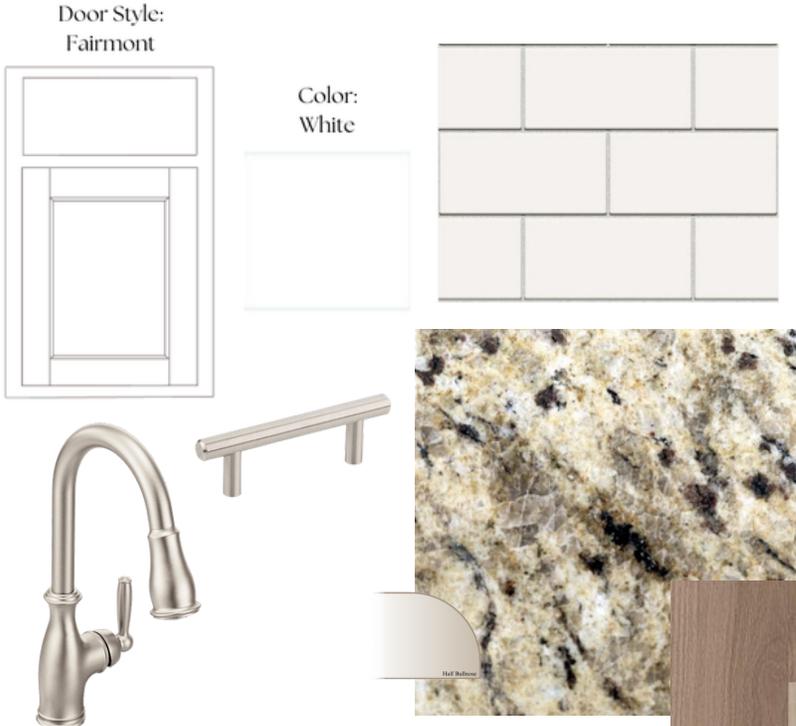


*Subject to change without notice. See pg. 5 for full disclaimer.



This home 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, "Giallo Ornamental Guidoni" 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 "Simply White" quartz countertops, 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 board and batten accents, dimensional roof shingles, and a front door painted in SW "Iron Ore" 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



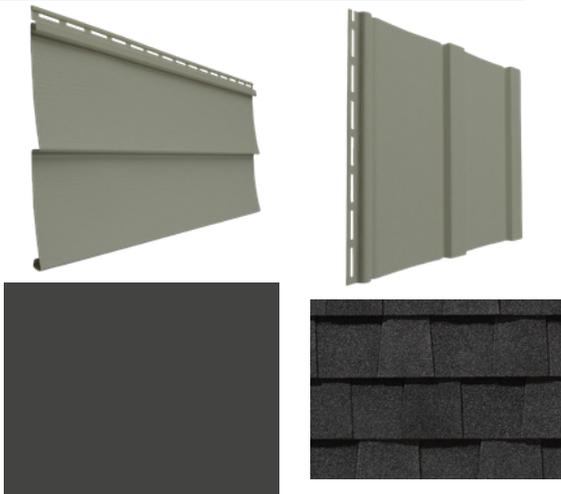
BATHROOM



FLOORING



EXTERIOR



LIGHTING



PAINT



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 Giallo Ornamental Guidoni 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

- 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 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
- CS22 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround and CS22 12x12 w/ #90 Light Pewter Grout Ceramic Tile Garden Tub Surround
- CS22 w/ #90 Light Pewter Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Almond Oak #154 (Foyer, Great Room, Kitchen/Dining Area, Powder Room, Primary Bath, Bath #2, Laundry)
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Primary Interior Color: City Loft SW7631 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: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Quiet Willow Vinyl Body Siding
- Quiet Willow Vinyl Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	\$1,750
Optional Rear Covered Porch - 10' x 12'	\$8,800

DESIGN CENTER OPTIONS \$7,834

- 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
- 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 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 \$18,384

TOTAL SALES PRICE: \$399,584