

**THE MEADOWBROOK HOMEPLAN**

ELEVATION F

1,997 SQFT | 3 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:



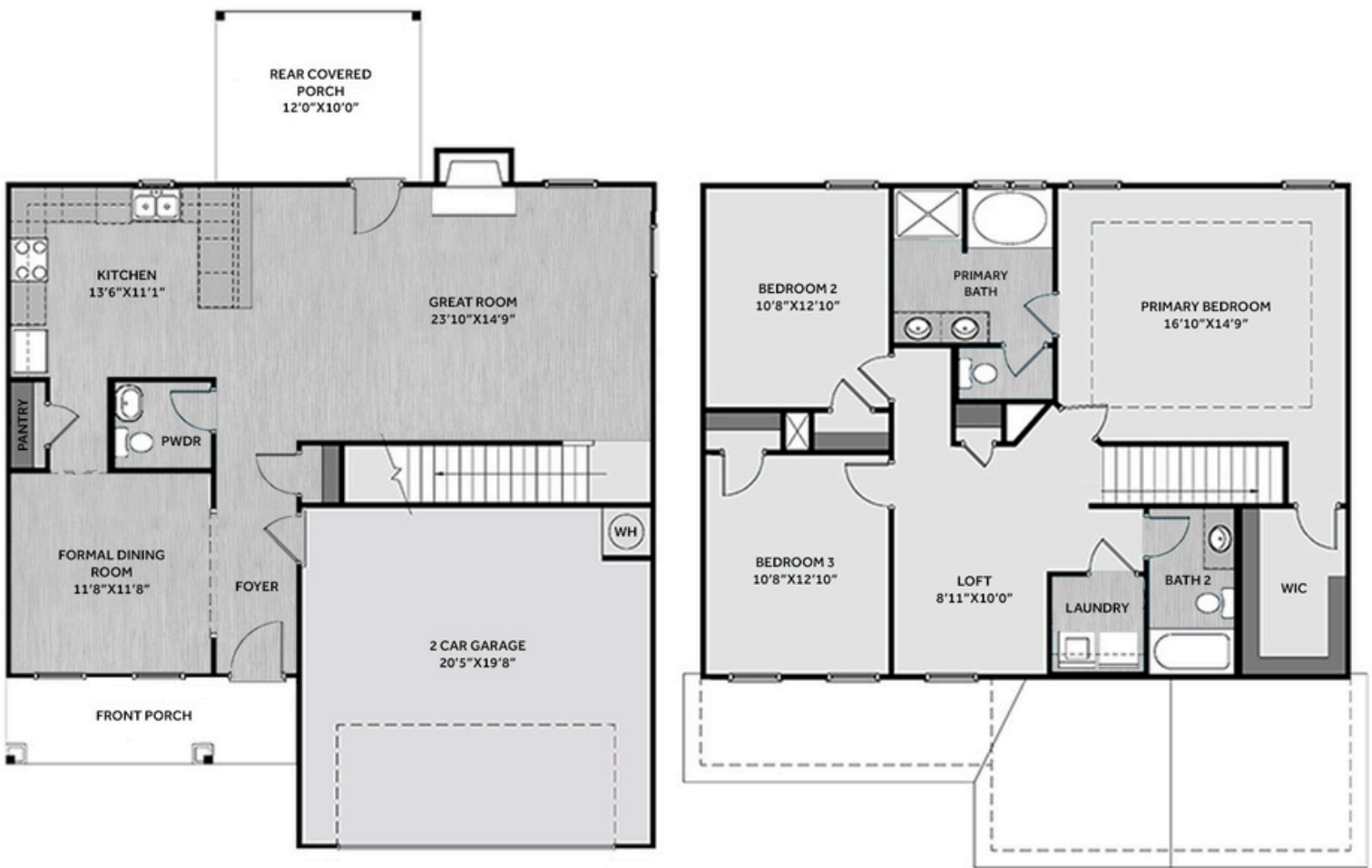
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The spacious great room showcases a gas log fireplace with a mantle and black granite surround, seamlessly flowing into the open kitchen. Designed for both style and function, the kitchen features bar seating, “Giallo Ornamental Guidoni” granite countertops, white shaker cabinets, white subway tile backsplash, a pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth-top range. A breakfast area opens to the covered rear porch, perfect for indoor-outdoor living. The dining room off the foyer connects to the kitchen through a convenient walkthrough, while a half bath completes the main floor. Upstairs, a versatile loft, linen closet, and second-floor laundry add convenience. The primary suite boasts a tray ceiling with crown molding, walk-in closet, and an en-suite bathroom with a dual quartz vanity, garden tub, walk-in shower, and private water closet. Two additional bedrooms share a full hall bath with a vanity and tub/shower combination. Luxury vinyl plank flooring runs throughout the first floor. Exterior highlights include low-maintenance vinyl siding with board and batten accents, a welcoming front porch, a transom window, and a front door painted SW “Black Bean” with smart keypad entry. This Energy Plus certified home also offers a two-car garage and is backed by a 1-2-10 builder warranty.

**KITCHEN**



**BATHROOM**



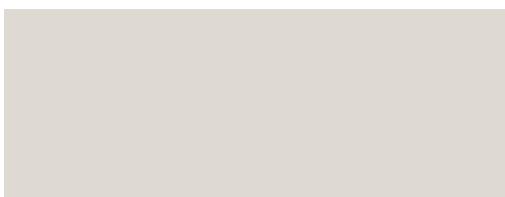
**FLOORING**



**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 6501195 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
- 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, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry)
- Graceful Finesse Ecru Carpeting

## INTERIOR PAINT & TRIM

- Primary Interior Color: City Loft SW7631 w/ Matching Ceiling

## FIREPLACE

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

## LIGHTING

- Seville Brushed Nickel Lighting Package (Whole House)
- 2 Zire One Light Pendants 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: Black Bean SW6006
- Moire Black Dimensional Shingles
- Desert Sand Vinyl Body Siding
- Desert Sand Vinyl Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Elevation F	\$1,750
Optional Rear Covered Porch - 12' x 10'	\$8,800
Optional Gas Fireplace	\$2,310

### DESIGN CENTER OPTIONS \$9,655

- Raised/Elongated Toilets (x2- Powder Room, Bath #2)
- 6-Panel Front Door & Transom Package
- Kitchen Pendants: 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
- Level 1 Fireplace Mantel
- Level 1 Fireplace Surround
- LVP Lvl 1 - Foyer
- LVP Lvl 1 - Great Room
- LVP Lvl 1 - Formal Dining Room
- LVP Lvl 1 - Kitchen/Breakfast 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 \$22,515

TOTAL SALES PRICE: \$349,900

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