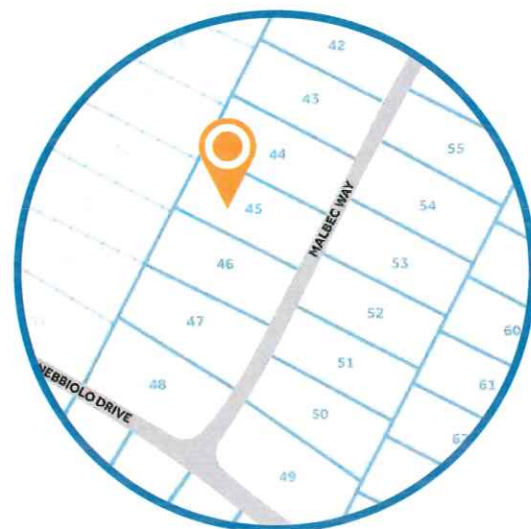


THE ABERDEEN HOMEPLAN

ELEVATION D

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.

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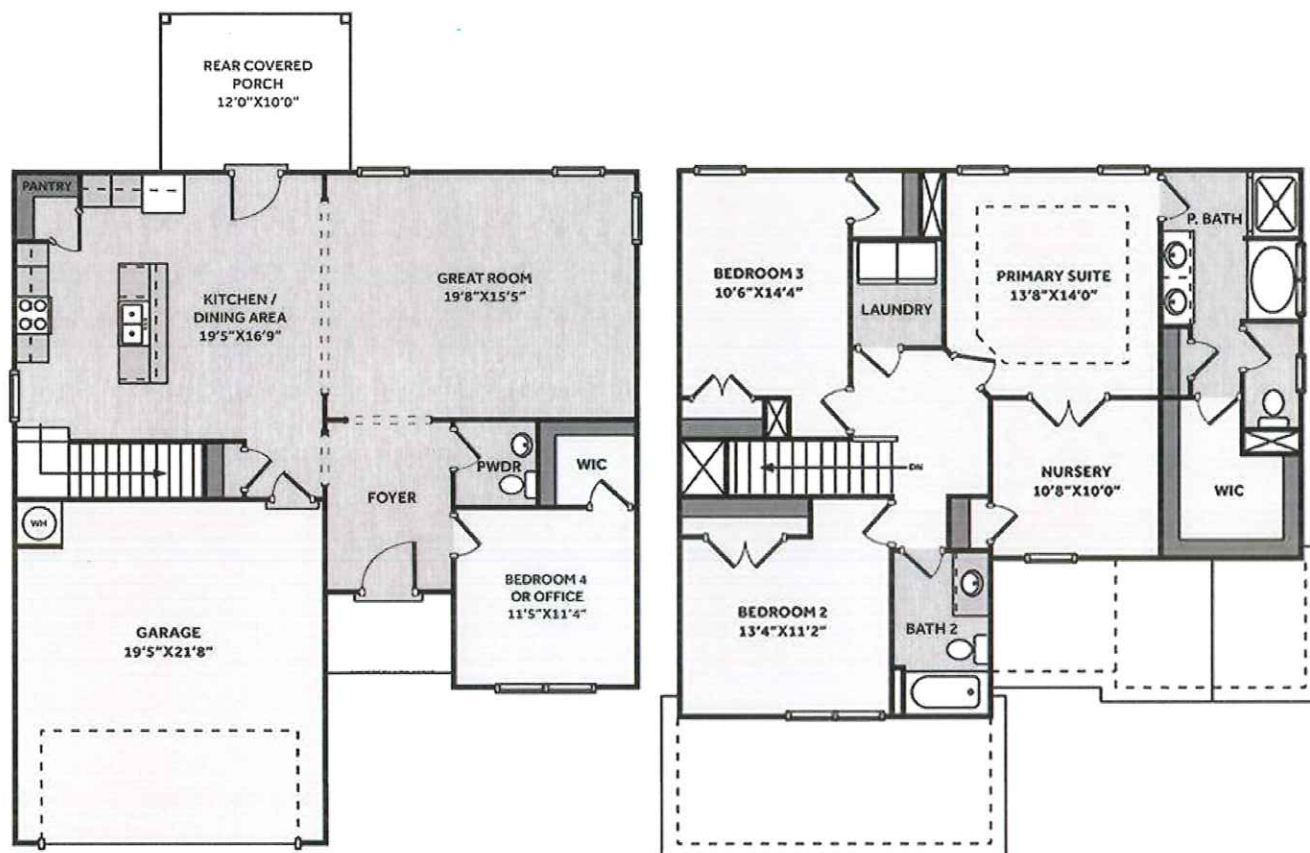
*Subject to change without notice. See pg. 5 for full disclaimer.



THE ABERDEEN HOMEPLAN

LOT 45 | ELEVATION D

2,234 SQFT | 3-4 BR | 2.5 BA | 2 CAR GARAGE

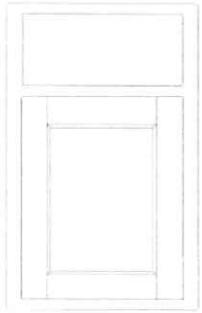


This home offers a spacious great room that flows into the eat-in kitchen, creating a warm, open layout. Off the foyer, a flexible home office with a walk-in closet can serve as a bedroom, while a nearby half bath adds convenience. The kitchen includes an island, "Luna Pearl" granite countertops, white 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 a "Niagara" quartz countertop, 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 shake accents, stone skirt, dimensional roof shingles, and a front door painted in SW "Black Magic" 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

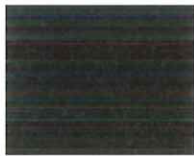
Door Style:
Fairmont



Color:
White



EXTERIOR

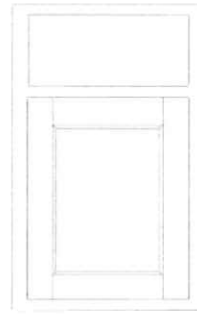


PAINT



BATHROOM

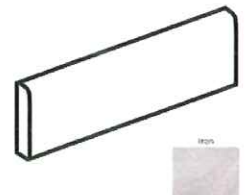
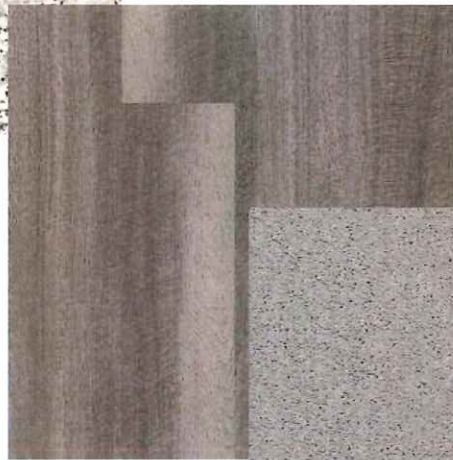
Door Style:
Fairmont



Color:
White



FLOORING



LIGHTING





THE ABERDEEN HOMEPLAN

LOT 45 | ELEVATION D

2,234 SQFT | 3-4 BR | 2.5 BA | 2 CAR GARAGE

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 Luna Pearl 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

- Niagara 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
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround and CS23 12x12 w/ #89 Smoke Gray Grout Ceramic Tile Garden Tub Surround
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Surround in Bath #2

FLOORING

- LVP Optimum Plus - Oyster Oak #591 (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

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: Black Magic SW6991
- Moire Black Dimensional Shingles
- Silver Gray Vinyl Body Siding
- Natural Slate Vinyl Shake Accent
- White Exterior Trim
- Black Raised Panel Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Extended Panel w/ Spear Style Decorative Hardware
- White Gutters

