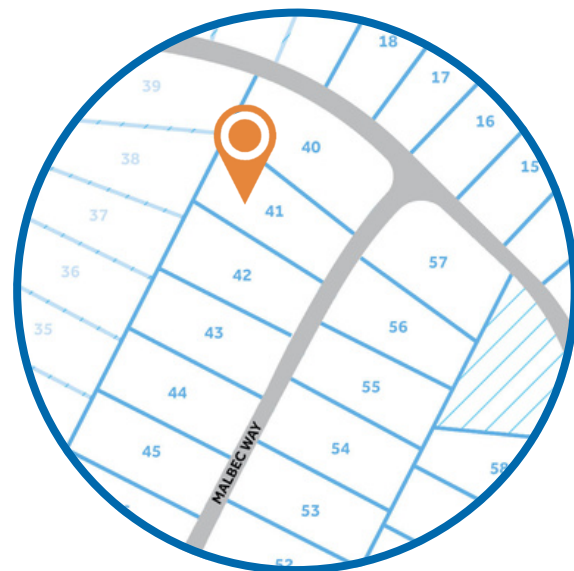


THE CLAYTON HOMEPLAN

ELEVATION D

2,560 SQFT | 4 BR | 3.5 BA | 2 CAR GARAGE



.244 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

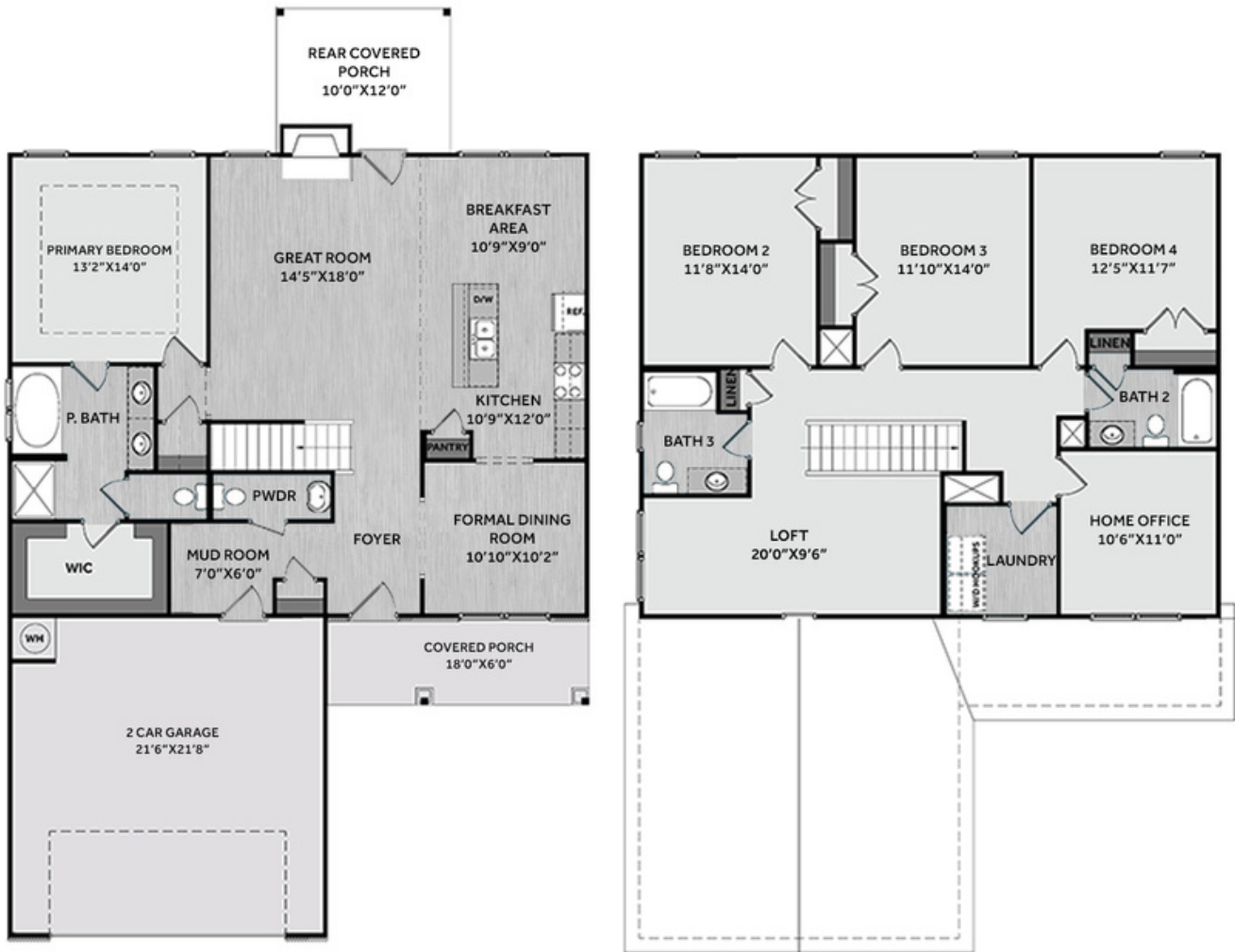


SALES AND MARKETING BY:



Photos, Options,

Virtual Tours & More



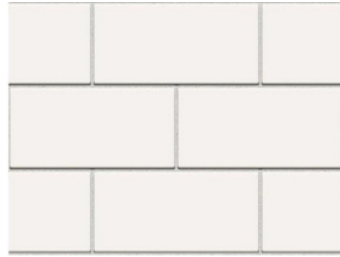
First-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a white dual sink vanity and "Niagara" quartz countertop, private water closet, a garden tub, walk-in shower, and a walk-in closet. The great room offers a gas log fireplace with a mantle and black granite surround, and access to the rear covered porch. A dining room off the foyer connects to the kitchen through a walk-through. The kitchen opens to the great room and breakfast area, and includes an island with a sink, "Luna Pearl" granite countertops, white shaker cabinets, white subway tile backsplash, pantry, and stainless-steel appliances including a microwave, dishwasher, and smooth top range. A mudroom, coat closet, and half-bath are located just off the garage entry.

Upstairs there is a loft with a linen closet, a home office, laundry room, three additional bedrooms, and two full baths—each with a vanity and tub/shower combo. Durable LVP flooring runs throughout main living areas. Exterior highlights include low-maintenance vinyl siding with shake accents and a stone skirt, dimensional roof shingles, a covered front porch, and a SW "Black Magic" front door with a transom window and smart keypad entry. This home includes a two-car garage and is Energy Plus certified and backed by a 1-2-10-year builder in-house warranty.

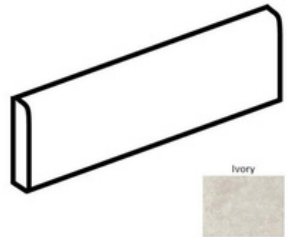
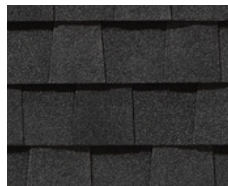
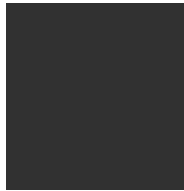
KITCHEN

Door Style:
Fairmont

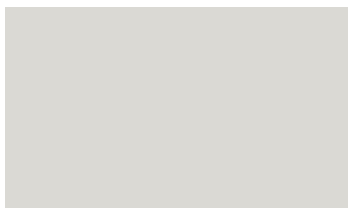
Color:
White



EXTERIOR



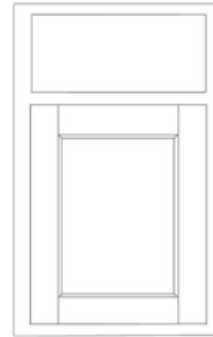
PAINT



BATHROOM

Door Style:
Fairmont

Color:
White



FLOORING

LIGHTING

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 Luna Pearl Granite Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #O190 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, Bath #3
- Small Pedestal Sink in Powder Room
- Adult Height Vanity in Primary Bath
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout Ceramic Tile Surround in Bath #2 and Bath #3

FLOORING

- LVP Optimum Plus - Lighthouse #5091 (Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, 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

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

EXTERIOR

- Paint Grade Smooth, 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt Front Door and Dakota Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Everest Vinyl Body Siding
- English Wedgewood Vinyl Shake Accent
- White Exterior Trim
- Black Raised Panel Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Extended Panel Garage Door w/ Spear Style Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

BASE PRICE: \$416,259

Optional Elevation D

\$2,420

Optional Rear Covered Porch - 10' x 12'

\$8,800

Optional Gas Fireplace on Exterior Wall

\$1,650

DESIGN CENTER OPTIONS \$9,771

Raised/Elongated Toilets (x3- Powder Room, 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

Upgrade all Vanity Bowls to Square Bowls

Level 1 Fireplace Mantel

Level 1 Fireplace Surround

LVP Lvl 1 - Foyer, Great Room, Formal Dining Room, Kitchen/Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Bath #3, Laundry

Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic

Upgrade to Front Door Handleset

Stainless Steel Electric Range, Microwave, and Dishwasher

TOTAL OPTIONS ADDED

\$22,641

TOTAL SALES PRICE: \$438,900