

35 Nebbiolo Drive Youngsville, NC 27596 BARTLETT MANOR - AUSTIN CONTACT OUR NEW HOME SPECIALISTS **MAGGIE & JESSICA** Call Us @ 910-405-8311 info@cavinessandcates.com



Priced \$459,900 2,574 Sq Ft 2.0 Story 4 Beds 2.5 Baths 2 Car Garage Primary Bedroom: Up

## About 35 Nebbiolo Drive

\*\$15,000 Builder Credit: \$5,000 for design upgrades PLUS \$10,000 for closing costs and/or rate buydown when using builder's preferred lender. Conditions apply. See builder representative for details and disclosures.

- Home office on the first floor with french door access, a closet, and direct access to the hallway bathroom.
- ...Read More Online

## About The Community.

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

## ...Read More Online

Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artists depictions only and may differ from completed improvements. All prices subject to change without notice. Please contact your sales associate before writing an offer.





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## **FIRST FLOOR** SECOND FLOOR REAR PORCH FLUSHERAR COAT STATIC DINING AREA MUD 11'6"×10'0" ROOM w.i.c PANTRY 5'0"x9'0 $\odot$ $\odot$ PRIMARY SUITE GREAT ROOM 14'0"x17'0" 6 18'0"x17'0" DOL SINK 6 W.I.C . O O (WH BATH 2 WORK AREA BEDROOM 2 10'0"×10'0" 10'8"x11'0" KITCHEN 11'6"×13'6" DOOR ONEEWAL ==0 OVERWALL UP LOFT BEDROOM 3 12'8"X13'0" 10'8"x11'0" HOOK UPS W.I.C LAV GARAGE 21'6"x21'6" OPEN RAIL OPT. KNEEWALL 11'6"x6'0" OPEN TO BELOW OFFICE BEDROOM 4 11'6"x10'8" 11'0"x10'8" FRONT PORCH 20'0"x5'0"

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