



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.



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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

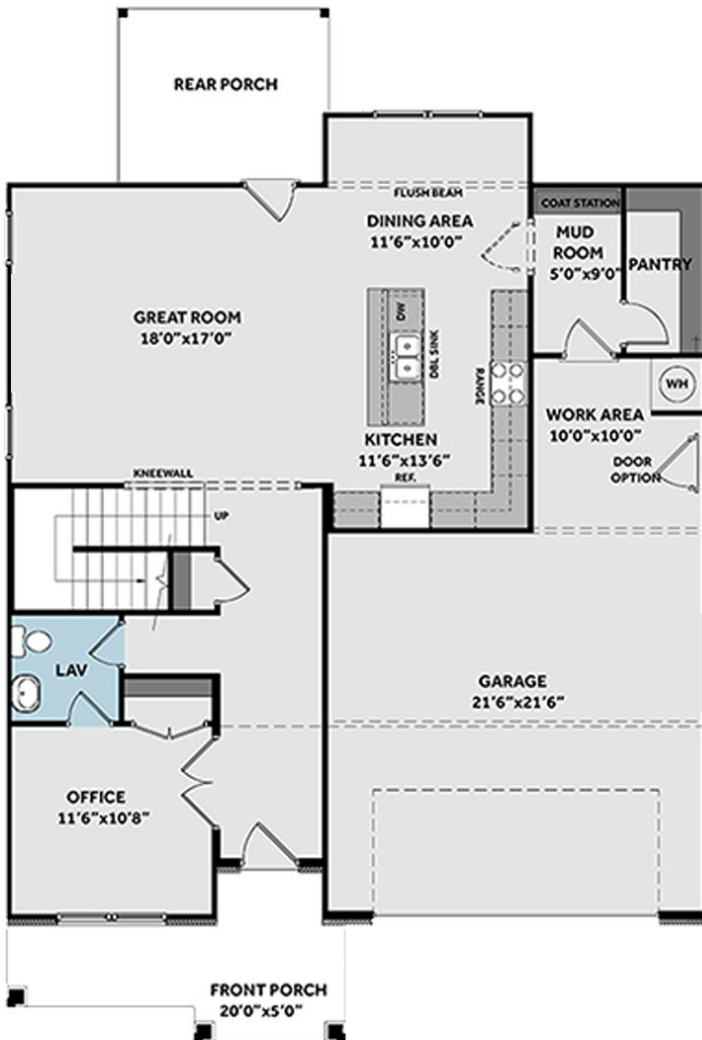


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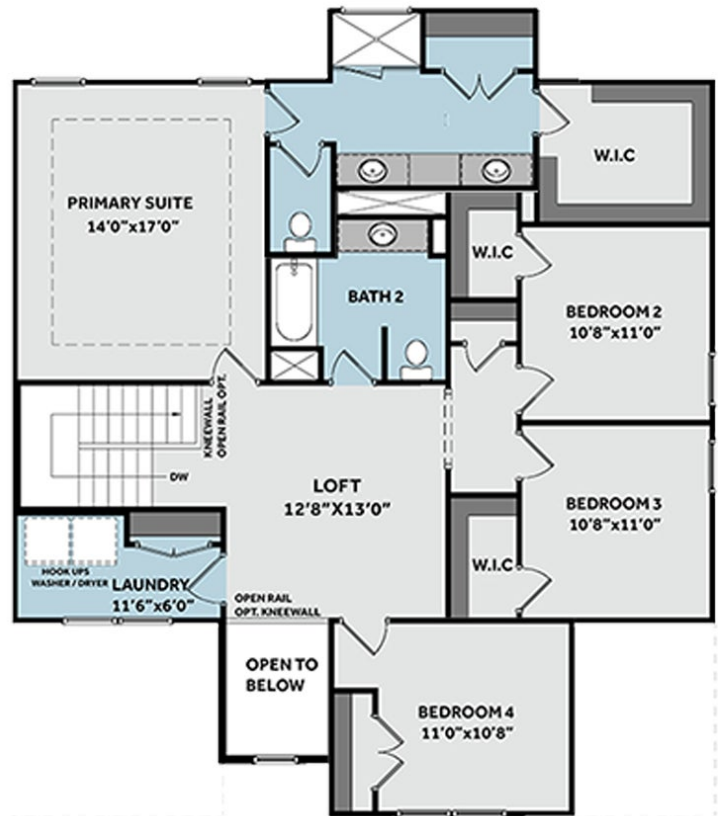
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FIRST FLOOR



SECOND FLOOR



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