



**Priced  
\$397,500**

1,997 Sq Ft

2.0 Story

3 Beds

2.5 Baths

2 Car Garage

Primary Bedroom: Up

## About 10 Malbec Way

- This home boasts a spacious great room with a gas log fireplace with a mantle and granite surround, flowing into a kitchen with bar seating, “Azul Platino” granite countertops, white shaker cabinets, an “Arctic White” subway tile backsplash, pantry, sink overlooking the backyard, and stainless steel appliances including a microwave, dishwasher, and smooth-top range.
- Breakfast area with access to a rear-covered porch.
- A formal dining room connects to the kitchen via a convenient walkthrough and a half-bath completes the main floor.

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## About The Community.

Welcome to **Bartlett Manor**, Youngsville’s newest community offering the perfect blend of comfort, style, and convenience. Built by your trusted local homebuilder, each home comes with an **in-house warranty** for lasting peace of mind.

Enjoy easy access to nearby amenities, from **recreational spots and grocery stores** to a variety of **shopping and dining options** along US 1 and in both Youngsville and downtown Wake Forest. Take a short drive to **downtown Franklinton** for unique restaurants, local breweries, and boutique shopping.

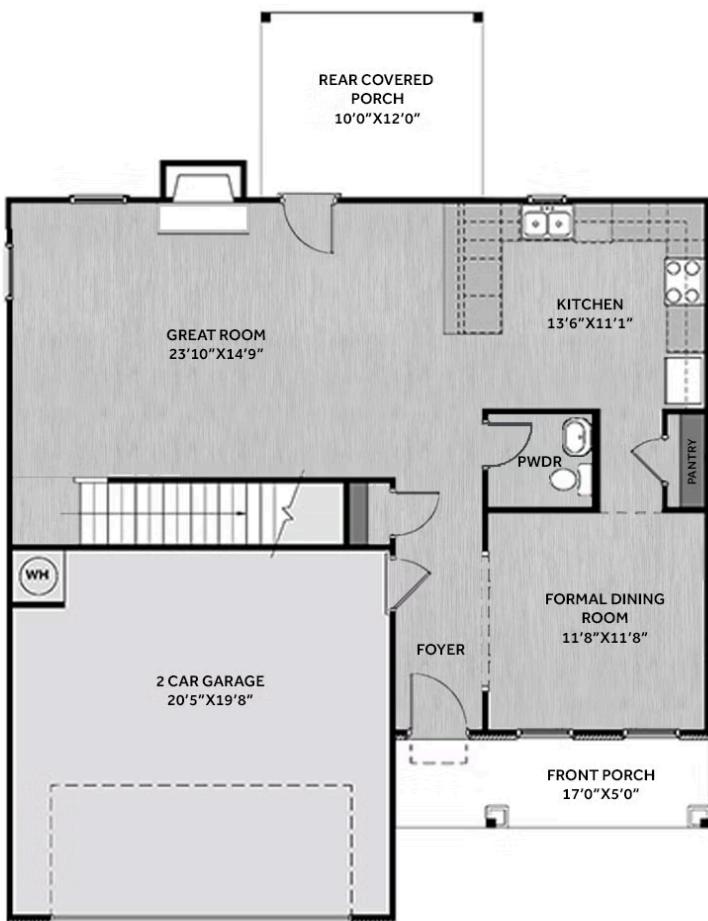
**FURNISHED OPEN HOUSE**  
MAY 19TH & 20TH, 2018 | 10 AM - 4 PM

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## FIRST FLOOR



## SECOND FLOOR

