



10 Malbec Way  
Youngsville, NC 27596

**BARTLETT MANOR - MEADOWBROOK**

CONTACT OUR NEW HOME SPECIALISTS

**MAGGIE & JESSICA**

Call Us @ 910-405-8311

info@cavinessandcates.com



**Priced**

**\$397,500**

Elevation FH - Artistic Rendering for Representation Purposes Only

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.

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—



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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.



## FIRST FLOOR



## SECOND FLOOR

