



**Priced  
\$439,900**

2,355 Sq Ft

2.0 Story

4 Beds

2.5 Baths

2 Car Garage

Primary Bedroom: Up

## About 30 Malbec Way

**\*Save with rates as low as 2.99% or other builder incentives! Click for more details!**

- This beautifully designed home features a spacious great room with a gas log fireplace and rear covered porch access through the breakfast area—perfect for outdoor relaxation.
- The kitchen features a large island, "Trigato" quartz countertops with a single basin sink, tile backsplash, white shaker cabinets, walk-in pantry, built-in desk, and stainless steel appliances including refrigerator.
- A formal dining room, painted in SW "Gale Force", includes crown molding and wainscoting, with a

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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**

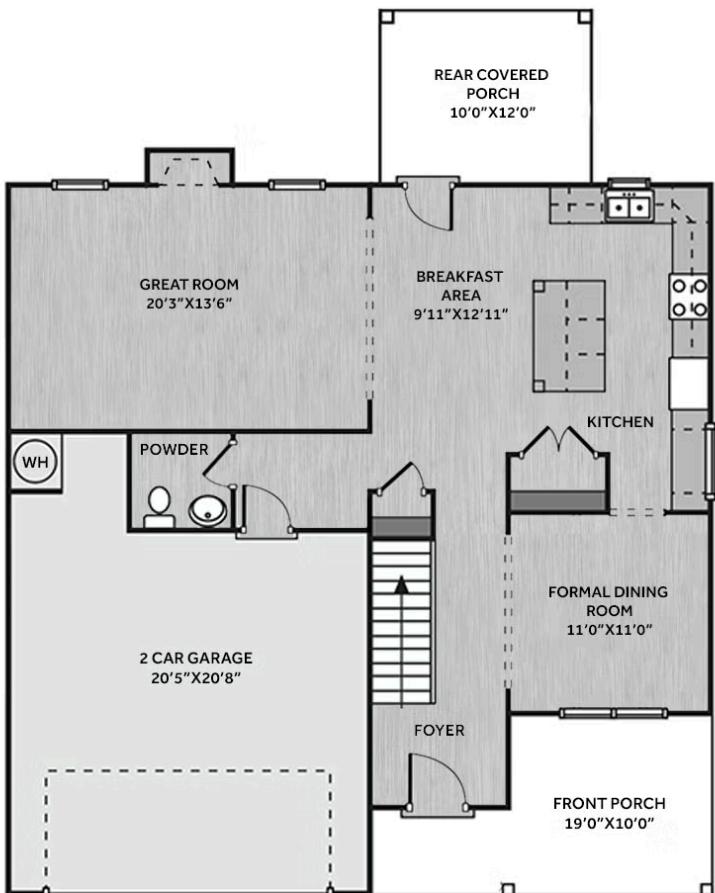
MONDAY - SATURDAY & SUNDAY, 12PM - 4PM

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## FIRST FLOOR



## SECOND FLOOR

