



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

- Home office on the first floor with french door access, a closet, and direct access to the hallway bathroom.
- Open great room with access to rear covered porch.
- Kitchen open to great room with island and dining area, quartz countertops in "Arctic White", white shaker cabinets, and subway tile backsplash set in "Desert Gray" in a brick pattern; Stainless steel microwave, dishwasher, and smooth top range.
- Mudroom with built-in bench and cubbies and walk-in pantry is accessible from kitchen/dining area.

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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.

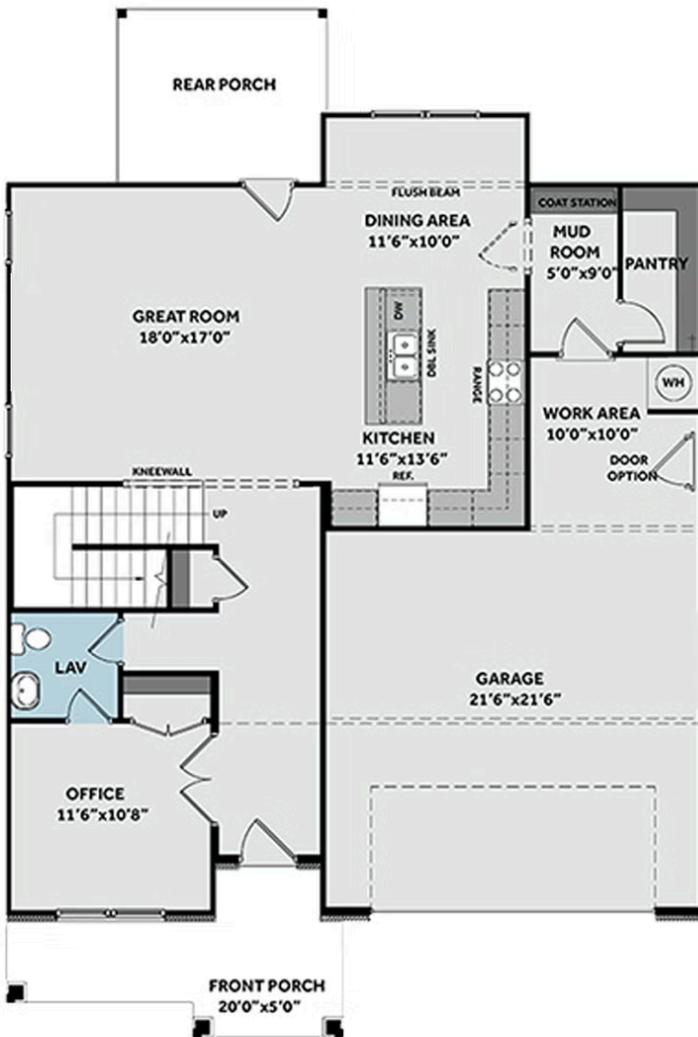


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## FIRST FLOOR



## SECOND FLOOR

