



50 Malbec Way  
Youngsville, NC 27596

**BARTLETT MANOR - ABERDEEN**

CONTACT OUR NEW HOME SPECIALISTS

**MAGGIE & JESSICA**

Call Us @ 910-405-8311

info@cavinessandcates.com



**Priced**

**\$404,584**

2,234 Sq Ft

2.0 Story

4 Beds

2.5 Baths

2 Car Garage

Primary Bedroom: Up

## About 50 Malbec Way

**\$10,000 + Blinds & Fridge Builder Incentive! Apply toward closing costs or rate buydown on contracts dated on or before 12/31/25. Conditions apply. Click here for details.**

- This home offers a spacious great room that flows into the eat-in kitchen, creating a warm, open layout.
- Off the foyer, a flexible home office with a walk-in closet can serve as a bedroom, while a nearby half bath adds convenience.
- The kitchen includes an island, "Giallo Ornamental Guidoni" granite countertops, white shaker

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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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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

