



55 Malbec Way  
Youngsville, NC 27596

**BARTLETT MANOR - CAMELLIA**

CONTACT OUR NEW HOME SPECIALISTS

**MAGGIE & JESSICA**

Call Us @ 910-405-8311

info@cavinessandcates.com



**Priced**

**\$394,951**

2,358 Sq Ft

2.0 Story

4 Beds

2.5 Baths

2 Car Garage

Primary Bedroom: Down

## About 55 Malbec Way

- Upon entering the home, you'll find a flex room just off the foyer, with the garage entry located directly across from it.
- The entryway also leads to a mudroom with stacked washer/dryer hookups, a base cabinet, and access to a half-bath.
- The kitchen offers ample countertop space with granite countertops in "New Caledonia," a sink overlooking the great room, bar seating, white shaker cabinets, white subway tile backsplash, a pantry, and stainless steel appliances including a microwave, dishwasher, and smooth top range.

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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.

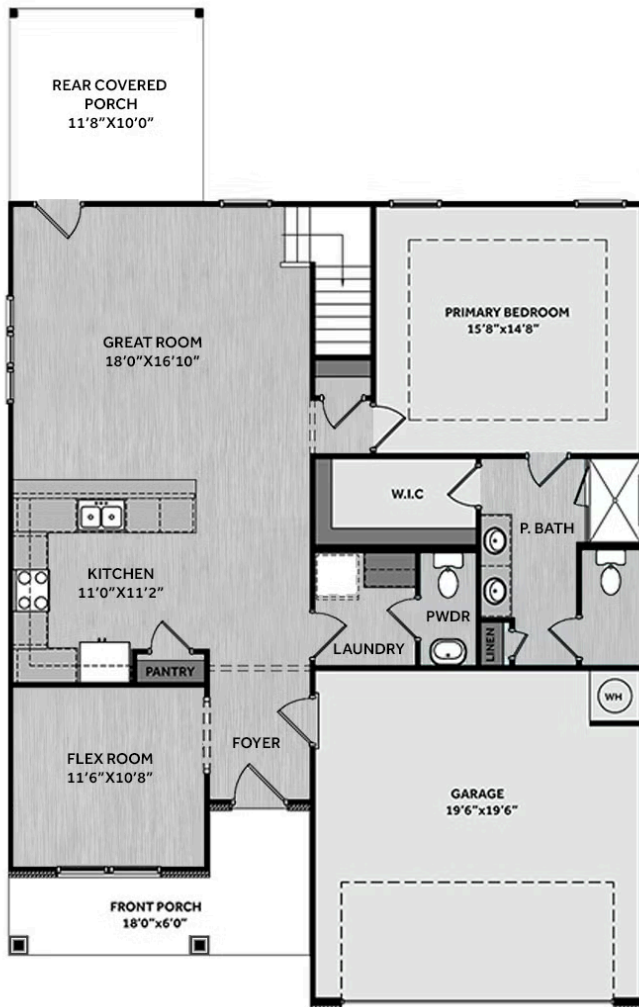


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Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artists depictions only and may differ from completed improvements. All prices subject to change without notice. Please contact your sales associate before writing an offer.



## FIRST FLOOR



## SECOND FLOOR

