



70 Nebbiolo Drive  
Youngsville, NC 27596

**BARTLETT MANOR - GRAHAM**

CONTACT OUR NEW HOME SPECIALISTS

**MAGGIE & JESSICA**

Call Us @ 910-405-8311

info@cavinessandcates.com



**Priced**

**\$395,000**

2,058 Sq Ft

2.0 Story

3 Beds

2.5 Baths

2 Car Garage

Primary Bedroom: Up

## About 70 Nebbiolo Drive

- Upon entering this home, you are welcomed by a versatile flex room off the foyer, complete with a closet and French doors.
- A conveniently located powder room is also just off the foyer.
- The kitchen seamlessly combines style and functionality with an eat-in island, bar seating, a sink overlooking the great room, granite countertops in "Luna Pearl," white shaker cabinets, a "Desert Gray" subway tile backsplash in a brick pattern, a spacious corner pantry, and stainless steel appliances, including a dishwasher, microwave, 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.

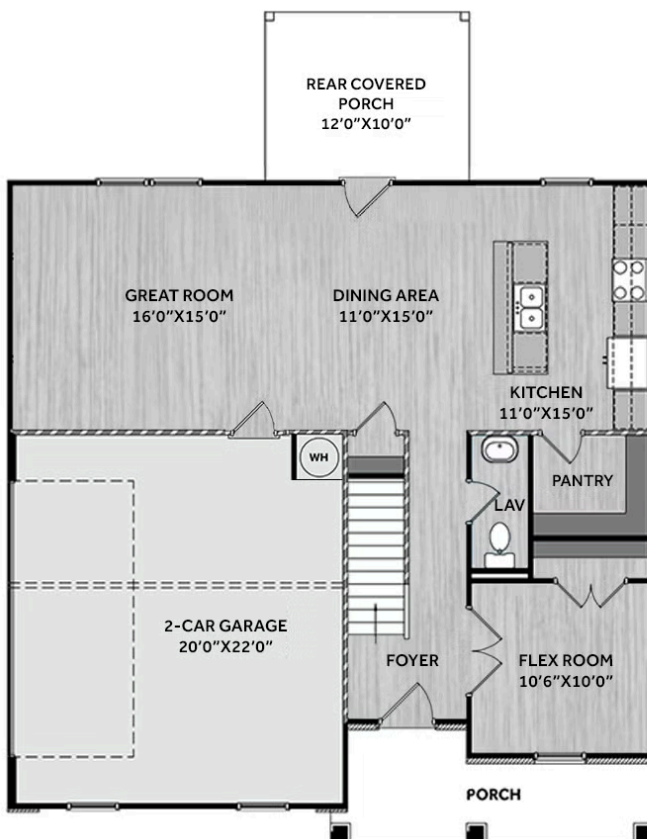


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## FIRST FLOOR



## SECOND FLOOR

