

# 1122 ASTORIA PARKWAY | CATAWBA, NC

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**4 BR | 4.5 BA | 6,834 Heated Sq. Ft.**

*Tucked away on the northern shores of Lake Norman in the gated community of Astoria, this waterfront home is ideal for entertaining, multi-generational living, or unforgettable lakefront retreats. The open floor plan showcases stunning main channel views and effortless indoor-outdoor flow. In the great room, sliding glass doors and an oversized transom window frame panoramic lake vistas, while a two-story stacked stone fireplace and custom built-ins anchor the space. A chef's kitchen features a wall oven/microwave combo, electric cooktop (gas hookup available), dual dishwashers, a dining area overlooking the lake, and doors opening to the veranda.*

*Enjoy main-level living with primary and guest suites, each with heated bathroom floors, plus elevator access to all levels. Upstairs offers two bedrooms, a full bath, bonus room, and a game room with wet bar and screened porch. The basement includes a rec room, full bath with steam shower, and over 2,000 square feet of unfinished space for storage or expansion.*

*Take a short golf cart ride or walk to your deeded boat slip just down the street. Watch sunrises and local wildlife from the northeast-facing veranda and paver patio. Additional features include power blinds on most of the main level, outdoor kitchen plumbed for gas, and whole-house Wi-Fi and generator.*

*Surrounded by 40 acres of pristine woodlands, Astoria offers serenity and privacy with 5 miles of walking trails and a community garden—just 45 minutes from Charlotte Douglas International Airport and 20 minutes to I-40. Many rooms in this home are rarely or never used. Priced below recent appraisal.*

## EXTERIOR HIGHLIGHTS

- Custom-built in 2020
- .93-acre waterfront lot in the gated community of Astoria
- 114.25 feet of natural shoreline
- Shoreline stabilization with rock and shell underground
- Unique elevated lake views
- Expansive Veranda with NE exposure
- Paver patio enclosed by fencing—perfect for pets or entertaining
- Outdoor kitchen with electric cooktop, prep sink, and mini fridge with freezer (plumbed for gas)
- Screened porch off upper-level game room overlooking lake
- Irrigation system and extensive landscaping
- 3-car garage with 220 EV plug and storage room with fridge
- Deeded boat slip just down the street (#19)
- Leased 1,000-gallon underground propane tank



Information deemed reliable, but not guaranteed.

## **INTERIOR HIGHLIGHTS**

- Front door with beveled glass, wrought iron accents, and matching sidelights
- Open floor plan with panoramic main channel lake views
- Power blinds (wired into electric) in dining room, great room, master bedroom, and eat-in kitchen
- Elevator to all three levels
- Central vacuum system

## **GREAT ROOM**

- 2-story great room with coffered ceiling
- 2-story stacked stone fireplace with Heat & Glo gas logs, sealed unit with blower and remote
- Sliding glass doors and oversized transom window frame lake views
- Custom built-ins

## **KITCHEN**

- Wall oven/microwave combo
- Electric cooktop (gas hookup available)
- Hood vent
- Dual dishwashers
- Under-cabinet lighting
- Large island with bar seating
- Abundant cabinetry
- Prep sink
- Walk-in pantry
- Eat-in area with tray ceiling, rope lighting, and lake views
- Doors to access veranda

## **PRMIARY SUITE (MAIN LEVEL)**

- Lake views and sliding glass doors to access veranda
- Tray ceiling with rope lighting
- Dual walk-in closets
- Heated bathroom floor
- Walk-in shower with heated floor and seat
- Soaking tub
- Water closet
- Dual vanities

## **GUEST SUITE / MOTHER-IN-LAW SUITE (MAIN LEVEL)**

- Bedroom with en-suite bathroom
- Step-in tub with seat
- Heated bathroom floor

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## UPPER LEVEL

- Two additional bedrooms
- Full bathroom
- Bonus room with storage access doors
- Game room with wet bar (including mini fridge with freezer) and doors to screened porch
- Walk-in attic storage
- Storage closet

## BASEMENT

- Rec room with rubber flooring
- Full bath with steam shower
- Over 2,000 sq ft of unfinished space for storage or future expansion, including space with exterior garage door—ideal for storing lake toys, golf cart, or setting up a workshop.

## SYSTEMS & SMART FEATURES

- SimpliSafe alarm system with door/window contacts (not currently activated) The smoke, fire, and carbon monoxide detectors are activated and monitored.
- Whole-house Generac 24KW generator with 5 smart power management modules. This allows a smaller, more efficient generator to power the entire house by selectively managing the power usage of the home. The unit is constantly monitored by Generac and can be monitored by the homeowner with a smartphone.
- Whole-house Wi-Fi (strong signal even outside)
- Wired for landline phone, WI-FI, power blinds, satellite internet, Dish Network; Starlink Internet ready
- 2 EV 220-volt plugs: one in main garage, one in basement garage

## ASTORIA COMMUNITY

- Gated community with 40 acres of protected woodlands
- 5 miles of private walking trails
- Community garden
- Designated boat trailer parking
- Community social events: monthly supper club, book club, and annual cookout
- Only 45 minutes to Charlotte Douglas International Airport, 20 minutes to I-40
- Nearby lakefront restaurants: Waterside Bar & Grill, Toucan's Lakefront, Blue Parrot Grill
- Long Island Marina with fuel just minutes away

*All appliances convey - Samsung appliances in kitchen, LG refrigerator in garage, washer and dryer, Hisense mini fridge/freezer in wet bar on upper level and outdoor kitchen*

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