

FEATURE SHEET

1111 ROSEWOOD CIRCLE
CHARLOTTE NC 28211

Location / Exterior

- **Prime Cotswold Location:** This exquisite 2021 Pike Properties built home sits on a prime 0.4-acre lot in a serene private cul-de-sac, offering an ideal setting for families and friends.
- **Fully Fenced Backyard:** Enjoy the privacy of a fully fenced backyard, complete with a turf dog run perfect for pets.
- **Private Patio:** The backyard features a private patio overlooking a cozy firepit area and a spacious side yard, perfect for entertaining guests.
- **Entertainment Ready:** The backyard is pre-wired with speakers and landscape lighting to create the perfect ambiance for gatherings.

Entry Way / Family Room

- **Grand Foyer:** Step into a striking grand foyer with a two-story entry. Custom windows wrap around the foyer staircase, allowing an abundance of natural light to fill the space. Floor-to-ceiling shiplap walls add a touch of elegance.
- **Open Concept Design:** The home boasts an indoor/outdoor open concept floorplan, seamlessly connecting the chef-style kitchen, living room, dining room, and a wall of 16-foot glass doors that open to a covered screened porch.

Mitch Boraski

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- **High-End Craftsmanship:** Experience superior craftsmanship throughout, including thick baseboards, crown moldings, custom wood ceiling beams, and craftsman-built ins.
- **White Oak Hardwood Flooring:** White Oak hardwood floors extend throughout the home, adding warmth and sophistication.
- **Integrated Sonos Speakers:** Prewired Sonos speakers in the living room, primary bathroom suite, and rear porch set the perfect mood for any occasion.
- **Gas Fireplaces:** Two gas fireplaces on the first floor, located in the living room and the covered porch, provide cozy warmth.

Kitchen

- **Gourmet Chef Kitchen:** The kitchen is a culinary dream, featuring custom cabinets, marble countertops, and high-end finishes and fixtures.
- **Ample Storage:** Thoughtfully designed drawers and pull-outs offer plenty of cabinet storage, ideal for cooking and organization.
- **Premium Appliances:** The appliance package includes a 48" gas range, 60" fridge, built-in microwave in the chef pantry, dishwasher, oversized farm sink, & pot filler.

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- **Oversized Island:** The kitchen island, with a farm sink and custom black walnut waterfall butcher feature, is perfect for displaying a charcuterie board.
- **Chef's Pantry:** A full-size walk-in chef's pantry with built-in shelves, a custom meal planning desk, and ample natural light is located directly off the kitchen.

Primary Suite

- **Expansive Primary Suite:** The main floor oversized primary suite extends the entire length of the home, offering an en-suite bath, two walk-in closets, and an oversized laundry room.
- **Vaulted Ceilings:** Vaulted shiplap ceilings and abundant natural light create an open and relaxing atmosphere.
- **Luxury En-Suite Bath:** The en-suite bath features an oversized glass walk-in shower, soaker tub, dual furniture-style vanities, and high-end fixtures.
- **Seamless Modern Living:** Two large walk-in closets connect directly to the en-suite bath, enhancing the ease of modern living.
- **Primary Suite Oasis:** The suite extends from the owner's suite to the laundry room, creating a true oasis.

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Other Notable Features

- Encapsulated Crawl Space
- Full House Water Filtration System
- Gas Tankless Water Heater
- Oversized 2nd Floor Bonus Room: Perfect for a media room, home gym, or home office.

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Upgrades: \$86K in improvements since built.

Yes/No	Description	Amount	Date
✓	Burnet Landscaping: 6 pallets sod, boulders, 3 large chindo viburnum between existing trees with 5 Japanese yew, 5 hydrangea and 7 lenten Rose's, 3 7ft emerald green arborviate along back fence, 3 chindo viburnum along left fence, 9 shishi gashira camellia, 5 to 7 drift roses or dwarf loropetelum, 7 watermelon hukra and 9 acorus grassazalea and hydrangea, Colorado blue spruce, dogwood, Japanese maple, artificial turf, river rock, lighting, irrigation system, flagstone patio, path, fire pit area	\$33,600.00	5/2021
✓	Insight Automation: Sonos sounds system including sound bar, sub and speakers, extended whole house wifi, mount tv's, Strong FS Series Rack System	\$16,432.00	5/2021
✓	Budget Blinds: natural woven shades in all downstairs and cell shades in all upstairs windows	\$14,500.00	6/2021
✓	Timberline fencing: fence / gate for dog run	\$1,250.00	5/2021
✓	Aquasana: whole house water filtration system	\$4,080.00	5/2021
✓	Plumber: install water filtration system	\$1,100.00	5/2021
✓	Total Garage: storage shelf above garage doors and	\$1,999.00	6/2021
✓	Closets by Design: garage cabinets	\$5,665.00	7/2021
✓	Hydroshield: seal all marble and tile	\$2,336.00	7/2021
✓	CPI Security	\$1,800.00	6/2021
✓	Classic Stain and Seal: stain and seal both sides of fence	\$2,467.00	7/2021
✓	Impeccable Closets: install 5 drawers in large master closet	\$1,242.00	7/2021

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Landscape Breakdown:

Burnette Landscaping 1111 Rosewood Circle Estimate

\$6,000	1) Irrigation system - permit, backflow installation, and inspection by licensed plumber - 2 turf zones in front with 1 drip line, 2 turf zones in back with 1 drip line - 1100 to 1200 ft pipe, 6 valves, installed with Toro timer
\$2,500	2) Sod, backyard sod around proposed patios and landscaping, 5 pallets installed with soil conditioner
\$15,000	3) Hardscape: large patio est. 18x18ft off back porch using PA large irregular flagstone, 7 tons ABC base compacted, 2 tons 78 stonescreened, est 3 pallets - small patio 15ft diameter back corner same material, 4 tons ABC base, 3/4 ton 78 stone, 1 pallet - 25ft walkway to join 2 patios - 20ft walkway from large patio to bag fence area *Estimated extra waste due to piecing together with irregular sizes and extra labor time
\$2,900	4) landscaping, boulder wall left corner of back bed coming around front to blend with walkways, 3 large chindo viburnum between existing trees with 5 Japanese yew, 5 hydrangea and 7 lanten Rose's planted in front 3 7ft emerald green arborviate along back fence, 3 chindo viburnum along left fence, 9 shishi gashira camellia, 5 to 7 drift roses or dwarf loropetelum, and bordering patio with firepit 7 watermelon hukra and 9 acorus grass
\$4,900	5) Artificial turf, 7 to 8 ft wide x 40ft long turf with #67 stone base, bordered with river rock
\$2,300	6) Lighting, 4 path lights down left side of driveway, 3 mini beam up lights on boulders scattered in back plant beds, 2 down lights off 2 large existing trees in backyard, 250ft roll of cable, fx luminaire dx 150 transformer installed
\$33,600	Total

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