

COMMUNITY

- South Charlotte's premier golf course gated community
- 24/7 staffed gatehouse security
- Private 18-hole Jack Nicklaus Signature course
- Driving range and practice areas
- Exclusive clubhouse with dining and meeting facilities
- Swimming pools, tennis, fitness center, playground & youth lodge
- Old world charm with gas lantern lit streets
- Minutes to local shopping & dining at Waverly, Rea Farms & Blakeney

PROPERTY OVERVIEW

- Custom built & completed in 2013 by Arcadia Homes, winner of the National Association Home Builders "Custom Home builder of the year 2019."
- Awarded 2014
- Dubbed the "mini-Biltmore" within the community
- Awarded many national catalog photoshoots, TV commercials and much TV series/movie interest over the years
- One of the crown jewel homes in the Longview community
- 5 minute walk to the Longview clubhouse

EXTERIOR

- Hard coat stucco & Precast stone
- 14,945 sq.ft custom designed French Chateau
- Situated on 1.82 acre private, wooded lot with several towering oak trees
- Golf course views front & back (3 different holes)
- Full irrigation with private well with auto weather sensor
- 4 car garage with porte cochere
- Circular driveway and additional parking pad
- Professionally landscaped English garden style
- Guest house with full bath and kitchenette
- Top of the line Pella insulated & UV-protected windows and doors
- Decorative solid iron front door

RESORT STYLE BACKYARD

- Filtered golf course views, private setting w/fence
- Large Heated saltwater pool with infinity edge & spa and in floor self-cleaning system
- Blue Quartz and Glass tile pool flooring
- Travertine pool deck
- Covered terraces with built in Viking grill, granite countertops & dining area
- Covered lounge with wood burning fireplace and gas starter
- Air conditioned pool house with 2 showers and storage/refrigeration/freezer closet
- Outdoor Surround sound speakers

INTERIOR

- 12 – 14 ft ceilings first floor
- 10' tall solid core interior doors throughout entire home
- 20+ exquisite American Brass premium crystal chandeliers throughout the home
- Ornate solid Classic Brass door hardware throughout the home
- Premium Sherle Wagner bathroom fixtures
- Extensive custom trim & moldings throughout
- JP Weaver custom designed gilded trim on foyer & dining room ceilings
- JP Weaver custom designed door trim in primary suite and powder room
- "Jewel box" powder room
- Exquisite marble tile with mother of pearl inlays
- Rich walnut plank flooring
- 3cm thick, double ogeed countertops in kitchen & primary bathroom
- Custom fireplaces designed to specifically highlight the essence of that room
- Custom wrought iron doors and gilded railings
- Custom cabinetry designed by renowned Habersham
- Central vacuum system all floors
- Green Home – Geothermal Heating/Cooling system saving many \$thousands/year on heating/cooling
- Super efficient Foam insulation throughout entire home
- Central Humidifier / Dehumidifiers
- Full Control 4 Home Automation for security, thermostats, A/V, lighting and pool
- Control 4 Phone app for full programmable Home Automation control

KITCHEN

- Dream kitchen with extensive custom cabinet detailing from Habersham
- New marble backsplash surround
- Expansive u-shaped island with marble counters and farm sink
- SubZero custom stand alone built-in refrigerator and separate freezer
- Commercial grade Wolf double oven & gas range with w/6 burners and griddle
- Wolf wall oven & microwave
- Miele built-in coffee machine
- Built-in Pot filler
- Sealed walnut perimeter countertops
- Designer crystal chandelier island lighting
- Walnut plank flooring
- Access to back covered terrace grilling area and pool

TWO-STORY LIVING ROOM | UPPER GALLERY

- Intricately detailed JP Weaver molding floor to ceiling
- Marble flooring with decorative mother of pearl in-lays
- Wall of windows with views of pool and golf course
- 6-foot crystal, sparkling chandelier on electrical hoist - Antique Mother Terese
- Isokern fireplace with exquisite detailed marble hearth
- Custom gilded wrought iron balcony railing
- Ten - 10' high dark mahogany doors out to the pool patio
- Piano/musical concert hall layout
- Upper level art gallery open to below w/balcony access

TWO-STORY LIBRARY & PRIVATE OFFICE

- 10' Library door from the African Embassy
- Walnut paneled walls
- Custom bookshelves
- Wrought iron railing
- Custom spiral stairwell
- Gas Isokern log fireplace
- Separate private office w/gilded wrought iron gates
- Main chandelier on electric hoist
- Hidden AV closet for printer, office supply storage
- Amazing outdoor views

PRIMARY SUITE & BATH

- JP Weaver entry detailed doors
- Antique marble fireplace surround
- Private access to back covered terrace Golf course & pool views
- Heated marble bathroom flooring
- Luxurious top-of-the-line Sherle Wagner bathroom fixtures & hardware
- Mother of pearl floor in-lays & wall tile
- Large double-entry walk-in shower with bench
- Separate step down soaking tub w/ mother of pearl tile
- Separate vanities w/custom cabinetry, 3cm thick, double ogeed marble counters
- Crystal his/her sinks
- Elegant custom designed large walk-in closet by Habersham with center island with marble top and stackable washer /dryer.

(4) UPPER LEVEL BEDROOMS

- All have private baths & walk in closets
- 3 out of 4 have balcony access

FULLY FINISHED LOWER LEVEL W/ HALF BATH + MOVIE THEATER

- Raised seating
- Home Projector
- 8' Screen Size

EXERCISE ROOM

- Mirrored walls w/storage
- Full bath with steam shower
- TV & ceiling speakers

FAMILY ROOM

- Isokern Stone fireplace
- Many bright outdoor views!
- Walk-out access to side patio
- Bar w/ leathered granite, beverage refrigerator, sink
- Surround sound (YES)
- Hidden AV closet storage, game systems, etc.