

Upgrades/Additions:

6307 BALTRAY ROAD, CHARLOTTE NC 28278

*The sellers loved this special home and maintained it with care.
Examples of their pride of ownership include the following upgrades/additions:*

Exterior:

- Built/installed outdoor pergola with fan and 16x14 extended patio
- Installed backyard fence and lighted 8x8x10 storage shed
- Planted 7 beautiful shade trees in the backyard (once 3-5ft maple saplings!)
- Improved water drainage away from the house by running down spout underground to the back of the yard
- Upgraded landscaping, featuring local stones surrounding trees/flower beds that sellers personally gathered from other under-construction lots in the neighborhood

Interior:

- Enhanced temperature control by installing tinted film on the upper great room windows
- Replaced smoke detectors with NEST Smart Smoke\CO detectors; Upgraded to Honeywell Smart Thermostats
- Upgraded Technology Closet for Home Network Central Wiring
- Added extra floor joists in secondary bedroom/bonus room over garage, to support heavy items (i.e. pool table)
- Installed A\V pull-out trays in entertainment center
- Installed custom shades and window treatments throughout house (excluding primary bath)
- Sealed grout in kitchen and master bathroom
- New disposal in kitchen (past 2 years)
- Installed fans throughout house (excluding downstairs bedroom, which is wired for a fan)

Thank You for Showing This Special Home!

*For the fastest response and record-keeping purposes, please email listing agent with any questions:
ashley.ginn@allentate.com*



Ashley Ginn, NC/SC Broker, MRP®, SRES®
Allen Tate Real Estate, LLC
704-258-5447
ashley.ginn@allentate.com
www.ashleyginn.allentate.com

