

7672 NAUTICAL VIEW, DENVER, NC 28037

Features & Community Highlights

NEIGHBORHOOD:

Norman Pointe Subdivision- Luxury Homes & Homebuilders

Close to Routes 16, 150, and 73; Approx. 30 minutes to CLT Airport

Gated RV/Boat Storage with security, lighting, & cameras. \$200 per calendar year per space

HOA: Norman Pointe Association, Inc. /Main Street Management Group. \$1,000 per calendar year

Public Boat Ramp off Burton Lane less than 2 miles away

HOME HIGHLIGHTS:

- Move-in ready home – very well maintained
- 2017 Builder Custom Home with stunning craftsmanship, heavy trim, high ceilings & lots of extra luxury features and finishes
- 5046 sq ft with Primary Suite and Office on Main, 3 bedrooms, 4 ½ bathrooms + Bonus Room/Flex space on 2nd floor
- Great floor plan designed for indoor/outdoor living & entertaining
- Large, oversized glass slider off Living Room – opens to a beautiful covered screened porch with wood bead board ceiling and tiled floors
- Gorgeous Primary Suite with soaring vaulted ceilings, custom dual closets, spa like shower, soaking tub, and heated tile floors
- Dramatic light filled Kitchen with 20ft vaulted ceilings & 10ft granite island opening to Great Room with Fireplace. Custom cabinetry with chef cooktop and pot filler
- 2nd floor custom bar area with microwave and fridge
- 2nd level Flex Space for media, homeschooling, craft, office, game room
- Private lot with large backyard, paver patio, outdoor fireplace, and new aluminum fence surrounding property
- Side load - 3 Car Oversized Garage with Epoxy sealed floors, outdoor sink, gas line, and hot/cold water supply
- Outdoor lighting in front & rear of home, gutter leaf guards, 12-zone Rainbird irrigation system
- Spacious walk-in concrete Crawl Space with dehumidifier, massive storage area & secure keyless entry

Exterior Features:

- Professionally landscaped with new aluminum fence around entire backyard
- Front yard timer controlled exterior lighting
- Back yard lighting including party lights
- Rainbird irrigation system front and back with 12 zones and drip system for garage urns with rain sensor
- Trane 4 zone HVAC system in 2022 (with warranty)
- Huge walk-in secure (keypad) crawl space with poured concrete floor and loads of storage
- Keyless entry and remote-controlled garage doors



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- Extended concrete driveway in 2022
- Pavor patio with wood burning fireplace in 2021
- Large uncovered Trex Deck with deck rails, stairs and underpinning in 2022
- Gutters have leaf guards and drain underground away from home
- Plumbed gas lines for a generator, gas grill, garage heater, and front of home
- Covered tiled screened porch with wood beadboard ceiling and mounted TV (to convey)
- Lot is ½+acre – plenty of space for a custom swimming pool (see rendering in MLS)

Interior Features:

- Trane 4-zone heating and cooling system with whole house humidifier control and smart thermostats in (2022)
- Freshly painted (Benjamin Moore) (2021)
- Refrigerator in Kitchen serviced in (2022)
- 10ft ceilings on Main & Second floors
- 8ft Glass and Steel double entry doors
- Heavy duty 13.6ft two-panel sliding glass doors leading to front porch
- Plantation shutters throughout interior of home
- Hard wired ethernet at all TV locations and office
- Ring doorbell

Items to convey with property:

- Office, Screen Porch, and Primary Bath TVs
- Second floor Refrigerator in bar area
- Shelving in second floor Flex space (secured to wall/floor)

See Pool/spa rendering in MLS attachments; to be used for reference only.

