



9044 ISLAND POINT
CHARLOTTE, NC 28278



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L1ST

exp
REALTY

LUXURY



Where Luxury Meets Tranquil Living

Nestled in the heart of the exclusive neighborhood of the Sanctuary, this estate is a breathtaking masterpiece of European style architecture and luxurious living. Custom built by the award winning luxury home builder Kingswood Custom Homes,, you're immediately enveloped in an oasis of sophistication and tranquility. A home where every detail has been meticulously crafted for your utmost comfort and pleasure.

GENERAL SPECIFICATIONS

Sale Price \$5,900,000



Total SQ Ft Under Roof 12,501	Total Heated 9,852 ft ²	Unfinished SQFT 2,649 ft ²
YEAR BUILT 2012	BEDROOM 6	BATHROOM 7 Full 3 half
	Lot Size 7.06 Acres	HEATED POOL / SPA 1

THE HOME FEATURES

A DESIGN THAT BREATHES *Elegance*

Enter a realm of unparalleled luxury through the grand foyer of this exquisite estate. Soaring ceilings and a stunning Romeo and Juliet staircase create a breathtaking first impression, directing views straight to the opulent backyard and pool. Above, a magnificent chandelier illuminates the space, transforming this entrance into a dazzling spectacle of elegance and grandeur. This foyer is not merely an entryway—it is the epitome of sophistication, designed to awe and inspire from the moment one steps inside.

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Kitchen



Step into this magnificent kitchen, a sprawling culinary paradise that harmoniously blends luxurys with functionality. The sheer spaciousness of this area is a chef's dream, providing ample room for cooking, dining, and entertaining in style. The generous dimensions ensure that whether you're hosting a grand dinner party or enjoying a quiet family meal, there's always enough room for everyone to gather and create lasting memories. The sophisticated hardwood flooring spans the entirety of the kitchen, its rich tones lending a timeless elegance that complements the modern aesthetics of the space. This is not just a kitchen; it's the heart of the home where every meal becomes a special occasion



Living Room

A sanctuary of style and comfort that is the centerpiece of the home. This space, designed with an eye for both elegance and relaxation, invites you to unwind and entertain in a setting that embodies contemporary luxury. The room's generous dimensions create an open, airy atmosphere, perfect for hosting elegant gatherings or enjoying peaceful evenings with family.





Study

The refined first-floor study exemplifies the pinnacle of craftsmanship and sophistication. Adorned with custom coffered wood ceilings and walls, this distinguished space provides the perfect retreat for focused work or tranquil seclusion from the home's main living areas. Strategically positioned to offer sweeping views of the meticulously landscaped front yard and its elegant fountain, this study ensures a serene and inspiring ambiance.



Formal Dining Room

The grand dining room offers plenty of space and elegance for the most curated experiences. With custom tray ceilings and moldings, this dining room is thoughtfully positioned behind the main kitchen, offering a seamless serving experience. Also, the room faces the front yard and elegant fountain, making a picture perfect setting for a evening dinner party.



Primary Suite

Experience the epitome of luxury living in this exquisite primary suite, ideally situated on the first floor for optimal privacy and convenience.

This magnificent space is a sanctuary of sophistication, boasting an oversized layout with breathtaking views overlooking the pristine pool, capturing the essence of serene living.

The suite is equipped with two expansive walk-in closets, providing ample storage and organization for a lavish wardrobe. Adjacent to these, an elegantly appointed en-suite washroom features a high-end washer and dryer set, ensuring utmost convenience.

Step into the extraordinary bathroom, where luxury reaches new heights. It showcases a majestic oversized shower, adorned with custom stone tiling that exudes elegance.

At the heart of the bath, a giant soaker tub beckons, promising indulgent relaxation and a spa-like atmosphere. This centerpiece is perfectly positioned to create a tranquil retreat for unwinding after a long day.







The Outdoor Living

The secluded and tranquil backyard is a true oasis, providing an exclusive and serene ambiance. The centerpiece, a large heated pool adorned with custom waterfall features and elegant stone wall, creates a breathtaking entertainment space. Adjacent to the pool lies the infinity edge spa, perfect for ultimate relaxation. The outdoor covered BBQ and cookout area, ideal for gourmet catering, is complemented by an exquisite gas stone fireplace, crafting a captivating setting for enchanting Carolina evenings.









Private Gym

Nestled within its own secluded building, this opulent 1,000+ square foot home gym is a masterpiece of design tailored for the discerning fitness enthusiast. Boasting soaring 15-foot ceilings and fully equipped with an advanced audio system, every workout is an immersive experience. The gym includes a luxurious sauna and steam room / shower, offering the perfect retreat for relaxation and recovery after a rigorous session.

Detached from the main residence, this gym sanctuary guarantees a private and uninterrupted environment, ensuring that neither your workouts nor the peace of guests is disturbed. It represents the pinnacle of home fitness setups, where luxury meets functionality in a breathtakingly serene setting.







Precision Range

Discover an extraordinary feature rarely found in private residences—a luxurious in-home gun range that extends over 26 yards and includes two shooting lanes, designed for the discerning marksman. This state-of-the-art facility boasts automatic target systems and is meticulously engineered to ensure a tranquil environment. Temperature control via the home heating and cooling system provides year-round comfort, enabling perfect shooting conditions no matter the season.

Constructed entirely of poured concrete, the range offers not only unrivaled durability and safety but also versatility. This space can seamlessly transition into a personal bowling alley or an expansive wine cellar, adapting to your lifestyle and interests. Whether maintained as a sophisticated shooting range or transformed to suit your unique vision, this space is a truly distinctive addition to any luxury home, providing unmatched potential for personalization and enjoyment.





Theater / Game Room

Located in the exclusive upstairs left wing of this magnificent estate, the home theater and game room combination offers an exceptional retreat for entertainment enthusiasts. This sophisticated space is outfitted with cutting-edge audiovisual equipment, including full surround sound and a ceiling-mounted projector, creating an immersive cinematic experience right at home.

Adjacent to the state-of-the-art theater, a lavish bonus room serves as the ultimate leisure hub. It features a fully equipped wet bar and additional seating, perfect for hosting movie nights or casual gatherings. For convenience, a stylish half bathroom is directly accessible from the bonus room.

Strategically positioned away from the living quarters, this entertainment wing ensures that activities remain undisturbed and do not interfere with the tranquil atmosphere of the sleeping areas. This thoughtful layout allows guests and residents to indulge in entertainment without constraints, making it an ideal setting for relaxation and social interaction.



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