

12217 Pine Valley Club Drive | Charlotte, NC

FEATURES LIST

FRONT OF HOUSE

- Copper gas lanterns by front door
- Custom 8 Foot front doors
- Circle Driveway

KITCHEN

- 6 burner gas stove
- Built in refrigerator
- Dual ovens
- Custom hood
- "Sonic" ice maker
- Under counter lighting
- Pot filler
- Soft close drawers & cabinets
- Integrated microwave
- Upgraded accessory drawers
- Storage drawers throughout
- Large sliding windows in kitchen
- Depth in work triangle are larger than standard
- Quartz island designed to flow from island to the backsplash
- Split door
- Island:
 - 1 piece quartz countertop
 - Deep storage along entire island

UPSTAIRS PRIMARY

- 12 Foot raised ceilings plus tray
- Wood floors
- Bathroom
 - Oversize standalone bath tub
 - Heated flooring
 - Steam Room
 - Shower head, rain shower, sprayer
 - Bidet
 - Floating vanity
 - Lighted mirrors

AESTHETIC & FUNCTIONAL IMPROVEMENTS

- Back of house, all new Pella windows
- 5" light wood floors
- Custom light fixtures throughout
- New solid core doors throughout
- New electrical panels and wiring
- Every door and window wired for security
- Laundry: Under counter sink, quartz countertops, space for storage or dog beds
- 400sf of plywood for storage in the attic
- New insulation throughout – meeting updated standards
- All fully permitted
- Upgraded fans and lighting throughout
- All mechanical replaced
- New iron railings and stair treads
- Automated blinds in primary bedroom and sunroom
- Google Nest thermostats
 - Upstairs primary and sunroom on subzones
- Exterior fully painted

ENHANCED CUSTOMIZATION

- \$35,000 fold back doors to sunroom
- Kitchen and sunroom designed to see entire Par 5
- Handmade walnut mantle in den
- Sunroom
 - Acoustic board ceiling – tongue and groove, stained pine
 - Extends to back porch
 - Indestructible Luxury Vinyl
 - TV pulls down
- Deck – Trex decking
- Garage
 - Car E-Charger installed
 - Custom Epoxy
 - Above garage door shelving
 - High end hanging system
- Flat lot