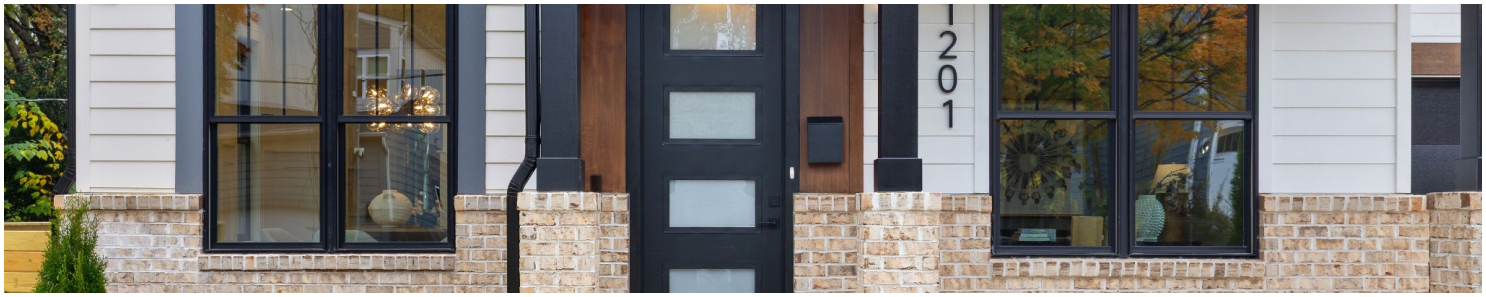
COMPASS

1201 LOUISE AVENUE

BELMONT | CHARLOTTE, NC

MODERN CRAFTSMAN / FINISHES & FEATURES

3,322 SQ FT • 5 BEDROOMS • 4.5 BATHS • 2-CAR GARAGE • 2026 CONSTRUCTION



ARCHITECTURE & EXTERIOR DESIGN

- Modern Craftsman architecture; Westwood Properties builder
- Hardie plank and shiplap V-groove ACRE siding
- Brick curtain-wall footers; metal accent roofing
- Lifetime architectural shingle roof
- Cedar window accents; Andersen vinyl windows
- Covered entry; pine tongue-and-groove porch ceilings
- Gutters and drainage systems; concrete driveway
- Automated, insulated two-car garage door

INTERIOR FINISHES & ARCHITECTURAL DETAILS

- 10-ft main-level and 9-ft upper-level ceilings
- Site-finished white oak hardwood floors
- Custom interior trim and millwork
- Custom built-ins and cabinetry; roll-out, soft-close drawers
- Sherwin-Williams paint; recessed LED lighting
- Custom closets and storage; AV room with server rack

KITCHEN

- Natural stone countertops and backsplash
- GE Monogram appliances; six-burner gas range/oven
- Professional-grade ventilation hood
- GE Monogram side-by-side refrigerator
- Built-in microwave; beverage refrigerator
- Single-bowl stainless sink with built-in cutting board
- Delta and Moen fixtures; walk-in and butler’s pantries

BATHROOMS & PLUMBING FINISHES

- Custom vanities and cabinetry; quartz countertops
- Delta and Moen plumbing fixtures
- Matte black, nickel and gold fixture finishes
- Freestanding soaking tub; frameless glass showers
- Rainfall and handheld shower fixtures; recessed niches
- Designer tile; custom mirrors and vanity lighting
- Multiple linen storage closets

PRIMARY SUITE & BEDROOMS

- Upper-level primary suite
- Tray ceilings with picture-frame accent moldings
- Walk-in closet with custom shelving
- Four of five bedrooms have ensuite bathrooms
- Main-level guest suite

LIVING SPACES & FUNCTIONAL LAYOUT

- 3,322 sq ft heated; living spaces on separate floors
- Formal dining room; dedicated main-level office
- Mudroom with built-in lockers
- Upper-level laundry with cabinetry and sink
- Built-in storage; gas fireplace with oak mantel

OUTDOOR LIVING & LANDSCAPING

- Covered, elevated rear patio with gas-burning fireplace
- Extended patio with grilling-station bump-out
- Built-in ceiling heaters; fans and recessed lighting
- Flat, usable fenced yard with two gates
- Professional landscaping; outdoor gas/water connections

HVAC, PLUMBING & MECHANICAL SYSTEMS

- Goodman HVAC and furnace; dual heating/cooling zones
- Smart thermostats; Rinnai tankless water heater
- Whole-home water shutoff; mechanical warranties
- Andersen double-pane Low-E windows
- Insulation: attic R-38; walls R-15; crawl/garage R-19

TECHNOLOGY, ELECTRICAL & SECURITY

- Smart thermostats; Cat6 networking and data ports
- Hardwired internet access points
- Multiple exterior outlets and hose bibs
- Smoke and carbon monoxide detectors

WARRANTY & LOCATION DETAILS

- 1-2-10 builder warranty with 2-10 warranty program*
- Certificate of occupancy achieved October 21, 2026
- Appliance manuals and documentation provided
- Property survey provided; no HOA dues/restrictions

*Warranty subject to written program terms. Features and specifications should be independently verified.

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