

2832 SHADY REACH LN | HOME FEATURES & UPGRADES

Welcome to 2832 Shady Reach Lane, a beautifully updated residence nestled in the highly sought-after waterfront community of Mt Isle Harbor in Charlotte, North Carolina. Situated on a private, half-acre treed lot with mature landscaping, this property provides privacy while being conveniently located minutes from major roadways and the vibrant city life of Charlotte.

INTERIOR FEATURES & RECENT UPGRADES:

Spacious Layout:

- 5 Bedrooms
- 2.5 Bathrooms
- Dedicated Main-Level Office
- Flexible Flex Space (off bonus room stairs - ideal for gaming, yoga, additional bedroom, office, craft room, or playroom)

Key Interior Updates:

- Brand New Carpeting throughout the entire home
- Upgraded Kitchen:
 - New White Quartz Countertops
 - New Backsplash
 - Freshly Painted Cabinets
 - Updated Cabinet Hardware
 - Farmhouse Sink
- New Upgraded Lighting fixtures throughout
- Fresh Interior Paint
- Gleaming Hardwood Floors in:
 - Two-Story Foyer
 - Living Room
 - Dining Room
 - Main-Level Office

Exterior & Outdoor Living:

- Half-Acre Treed Lot with mature trees
- Very Private Backyard (no neighbors directly behind)
- Shed on property for additional storage
- Extra-Large Screened-In Porch running along the back of the home
- Large Open Deck accessible from the screened-in porch
- Deck recently restained and finished

Major Systems:

- Roof installed in 2013 (for previous owner)
- Furnace 1: 2015
- Furnace 2: 2026 (Newer installation)
- Downstairs AC Unit: 2015



HOME FEATURES

MT ISLE HARBOR COMMUNITY AMENITIES

Mt Isle Harbor offers an unparalleled lifestyle with a wealth of amenities designed for recreation and community engagement:

- **Water Access:** 3 Community Boat Docks, Boat Ramp, Boat Storage
- **Recreation:** 2 Playgrounds, Tennis Courts, Pickleball Courts, Community Clubhouse and Pool
- **Community Spaces:** Lakefront Picnic and Grilling Area, Soccer Fields
- **Social Activities:** Regular Food Truck Events and Various Neighborhood Social Activities throughout the year

PRIME LOCATION HIGHLIGHTS

Enjoy the perfect balance of serene living and urban convenience:

- **Minutes Away:** I-485 and Riverbend Village
- **Short Drive to:** Uptown Charlotte (approx. 25 minutes)
- **Convenient Access:** Charlotte Douglas International Airport (approx. 20 minutes)

A beautifully updated home offering space, privacy, convenience, and lake-community living.

