

Special Features  
3632 Quail View Road  
Charlotte, NC 28226

5042 SF Heated Living Area  
0.634 Acre Lot

September 24, 2009

Rooms-First Floor:

Entire main level is Handicapped Accessible

Heavy Mouldings and Recessed Lighting Throughout

Large Entry Foyer

Travertine Marble Flooring  
Architectural columns

Living Room

Whole House Audio Speakers  
Select Brazilian Cherry Flooring  
Large Wood Burning Wood Fireplace with gas logs, travertine marble surround,  
back drop, hearth, and mantle  
Wood blinds

Large Dining Room seats ten

Whole House Audio Speakers  
Select Brazilian Cherry hardwood flooring  
Wood blinds

Large First Floor Master Suite

Whole House Audio Speakers  
Carpeted Bedroom with Trey Ceiling, indirect lighting, and remote controlled  
ceiling fan  
Wood blinds  
His and Hers Custom Vanity Cabinetry and Marble Tops  
Ceramic flooring  
Plantation Wood Shutters in Bathroom  
Private Toilet with telephone, ceramic flooring  
Large Walk-In Closet with full Custom Closet System  
Full ceramic tiled Walk In Shower with Grohe Shower System with main shower  
and separately controlled personal wand shower, full length seating,  
recessed shelving, dry off area, and recessed lighting  
Air tub in raised ceramic surround with backsplash  
TV behind mirror in Master Bath



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### Private Office

- Custom Cherry Wood desk, drawers, and cabinetry
- Select Brazilian Cherry hardwood flooring
- Prewired for Whole House Audio

### Gourmet Kitchen

- Whole House Audio Speakers
- Select Brazilian Cherry hardwood flooring
- Custom Wood Cabinetry throughout
- Wood Blinds
- Granite Counter Tops throughout
- Custom Granite topped Cherry Wood Island with vegetable sink, disposal, instant hot water dispenser, soap dispenser, GE Monogram microwave, two (2) Jenn-Air warming ovens
- Double Stainless Steel Sink with faucet wand, disposal, and soap dispenser
- Two (2) Jenn-Air Dual Fuel Down Draft Ranges with convection/conventional ovens, stone and tile back drop, pot filler faucet
- Two (2) Jenn-Air dishwashers
- Kitchen Aid Stand Alone Ice maker
- Sub Zero Refrigerator/Freezer with ice and water
- GE Monogram Wine Cooler
- Large walk in Pantry with brick paver flooring and Custom Storage System
- Direct access to Large Dining Room

### Family Room

- 5.1 Surround Sound and Whole House Audio Speakers
- Large wood burning fireplace, stone surround, backdrop, and mantle, and absolute black granite hearth
- Wood Blinds
- Select Brazilian Cherry Hardwood Flooring
- Remote controlled ceiling fan
- French doors leading to rear Outdoor Living Area

### Powder Bath with pedestal sink

- Select Brazilian Cherry Hardwood Flooring
- Linen Closet



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Two Story Morning Room

- Select Brazilian Cherry Hardwood Flooring
- Seating for eight
- Wood blinds with remote control
- Remote controlled ceiling fan
- Raised Bar with Seating for four
- Side Entry and Covered Porch

Large Laundry Room

- Brick paver flooring
- Custom Wood Cabinetry with Granite Tops
- Wood Blinds
- Large Closet with Custom Storage System
- Clothes Hanging Area
- Whole House Audio Speakers

Rooms-Second Floor:

Heavy Mouldings and Recessed Lighting Throughout

Three foot wide doors on all bedrooms for easy furniture access

Large Hall

- Whole House Audio Speakers
- Large Stairway makes moving furniture simple

Two (2) Carpeted Bedrooms

- Prewired for Whole House Audio Speakers
- Walk In Closets with full Closet Systems
- Remote controlled ceiling fan
- Private Bathrooms
- Ceramic tile floors
- Custom wood cabinetry and granite tops
- One Bathroom with standard tub and shower, and hand wand shower
- One Bathroom with garden tub and shower, and hand wand shower



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In-Law Suite with Bedroom

- Whole House Audio Speakers
- Walk In Closet with full Closet System
- Large Living Room with Custom Built- In Media Center
- Remote controlled ceiling fan
- Bathroom with garden tub and shower, and hand wand shower
- Ceramic tile floors
- Custom wood cabinetry and granite tops
- Could be used as fourth Bedroom with Jack and Jill Bathroom

Large Theater Room

- 7.1 surround sound system
- Perimeter enclosed storage
- Dormer Window Seating
- Two (2) Remote controlled ceiling fans
- Separate Heating & Air Conditioning System

Structure & Exterior:

Full Crawl Space with powered ventilation, slag screenings over earth, full vapor barrier, steel access door and frame system with lever handle lock

All Brick Exterior with all trim, frieze, boxing, and soffits in maintenance free materials

Thirty (30) Year Architectural roof shingles

Commercial Size Seamless aluminum guttering and downspouts

Aluminum clad window and door systems with insulated Low E glass

Custom Sapeli Mahogany Front Entry Door

TJI joist floor systems throughout with ¾" Advantec tongue and groove sub-flooring, glued and screwed to the joists

Brick privacy fence

Christmas lighting circuits and outlets in soffits and at front trees



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Gas lanterns on two fence pillars and at Front Entry controlled by electronic ignition. That means no gas usage unless you turn them on. All Brick Fence Pillars are pre-piped for electricity and gas.

Low Voltage Driveway and Walkway lighting

Oversized Three (3) Car Garage with large lockable Conditioned Storage Room, Broom Closet, all with epoxy flooring. Prewired for Whole House Audio Speakers and Telephone. Central Vacuum system

20 ft. wide two lane circular drive at front of house

Copper Roofing on Dormers and Side Entry Porch

Copper valleys and flashings

Fully decked open Attic for storage. Could be a finished third floor.

Two (2) interior stair systems with hardwood and wrought iron railings

Mechanical & Electrical:

Emergency Stand-By Natural Gas Backup Automatic Transfer Generator System runs all essentials in the event of a power outage

Whole House Surge Protection System including telephone and cable

Copper water lines throughout

Copper wiring throughout

Hot water circulating loop system with two (2) fifty gallon High Efficiency gas fired water heaters

Whole house water filtration system

Automatic Closet Lighting throughout house



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Full lawn irrigation system on separate meter-no sewer charges

Gas Heat, Electric Air Conditioning-Four (4) Systems

Monitored Alarm System

Whole house audio and video with universal remote control and Exterior speakers at Patio, Garage, Storage, and Upper Terrace

Wireless/wired DSL service

Decora switches throughout

Whole House Central Vac system, including Attic, Garage and Bonus Room, plus toe kick inlets in Kitchen, Laundry, and all Bathrooms

Two (2) full brick wood burning fireplaces with gas logs and igniter. One in Family Room with full height wall of stone with stone mantle, and absolute black granite hearth. One in Living Room with Travertine Marble surround, hearth, and mantle.

Outdoor Living Areas:

Upper Open Terrace with Porcelain Tile flooring and Wrought Iron Railings

Whole House Audio Speakers

Large brick paver patio accessed from Garage, Family Room, and Master Suite

Wood burning full brick fireplace with gas log lighter

Large Jenn Aire stainless steel grill in full brick masonry grilling area cabinet system with ceramic tile top and back splash, built in Stainless steel refrigerator and Stainless steel double sink with wand faucet and soap dispenser

