

**Special Features
3638 Quail View Road
Charlotte, NC 28226**

**7,076 SF Heated Living Area
0.487 Acre Lot
July 14, 2009**

Rooms-First Floor:

Heavy Moldings and Recessed Lighting Throughout

Entire main level is Handicapped Accessible with Passenger Elevator

Large Entry Foyer

Twenty-Five foot ceiling open to dormer
American Hickory Hardwood Flooring
Architectural columns

Sitting Room-Attached to Master Suite

American Hickory Hardwood Flooring
French doors to Foyer with Wood Blinds
French doors to Wrap-Around Porch with Wood Blinds
French doors to Bedroom
Prewired for Whole House Audio Speakers

Large Dining Room

American Hickory Hardwood Flooring
Two sets French doors leading to Wrap-Around Porch
Whole House Audio Speakers
Wood blinds

Large First Floor Master Suite

Whole House Audio Speakers
Carpeted Bedroom with Trey Ceiling and indirect lighting
French doors leading to attached Sitting Room and to Main Hallway
His and Hers Custom Vanity Cabinetry, Granite Tops, and Architectural Lighting
Ceramic flooring
Wood Blinds
Private Toilet with telephone, ceramic flooring
Large Walk-In Closet with full California Closet System
Full ceramic tiled Walk/ Roll-In Shower with Ceramic seat and recessed shelving
Grohe Shower System: Main Shower Head, Handheld Shower Wand, and
Rain Head all separately controlled. Recessed Lighting in shower.
Air tub in raised ceramic surround with backsplash
TV behind mirror in Master Bath

Special Features**3638 Quail View Road****Charlotte, NC 28226****7,076 SF Heated Living Area****July 14, 2009****Page Two (2)****Gourmet Kitchen**

American Hickory Hardwood Flooring
Custom Maple Wood and Glass Cabinetry throughout
Wood Blinds
Whole House Audio Speakers
Granite Counter Tops Throughout
Custom Granite topped Black Maple Wood Island with Double Bowl Sink,
Garbage disposal, instant hot water dispenser, soap dispenser,
Two Jenn-Air Ultra-Quiet Dishwashers, Jenn-Air warming Drawer
Second Double Stainless Steel Sink with faucet wand, disposal, and soap
dispenser
Second Jenn-Air Warming Drawer
GE Monogram Built-in Microwave
Two (2) Dual Fuel Down Draft Ranges with convection/conventional ovens,
Limestone tile back drop with Cultured Stone Columns and Arch, pot
filler faucet
Sub Zero Refrigerator/Freezer with ice and water
GE Monogram Wine Cooler
Kitchen Aid Ice Maker
Walk in Pantry with Custom Maple/ Glass Door and Custom Storage System
Bay window at Breakfast area and Single French door leading to
Wrap-Around Porch

Family Room

American Hickory Hardwood Flooring
5.1 Surround Sound and Whole House Audio Speakers
Large wood burning fireplace (Currently with Gas Logs) with two story Stone
chimney, stone surround, backdrop, and mantle, and absolute black granite
hearth
Large Built-in Bookshelves and Cabinets with granite tops flank the Fireplace
One of a kind Custom Coffered and Vaulted Ceiling
Architectural Columns
French doors leading to rear Outdoor Living Area
Wood Blinds

Powder Bathroom

Custom Ceramic Floor
Vanity with Granite Top and Vessel Sink

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Large Laundry Room

Custom Ceramic Floor

Custom Wood Cabinetry with Granite Tops

Children's Drop off and Dressing area with Cubbies, Coat Hooks and Drawers

Clothes Hanging Area

Prewired for Whole House Audio Speakers

Office

Custom Maple Wood Desk, File Cabinets, and Top

Prewired for Whole House Audio Speakers

Bonus Room

Currently Unfinished 950 SF Room with pre-roughed in Bathroom

Elevator leads to this room

Great Mother in Law Suite or Apartment Potential

Large Decked Attic above that could be converted to Bonus Room if current

Bonus Room is renovated

Rooms-Second Floor:

Heavy Moldings Throughout

Whole House Audio Speakers in Hallway

Large Hall with overlook to Foyer

Large Stairway makes moving furniture simple

Three foot wide doors on all bedrooms for easy furniture access

Four (4) Huge Carpeted Bedrooms

Vast Walk-In Closets with full California Closet Systems

Private Bathrooms in Two

Jack and Jill in Two with Separate Sinks

Ceramic tile floors in Bathrooms

Custom wood cabinetry and granite tops

Garden tub Showers in all three bathrooms

Prewired for Whole House Audio Speakers

Large Decked Attic over Second Story

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Basement:

Large 2,057 SF finished walkout Basement

Prewired for 7.1 Surround Sound Theater Room with options for Projectors and Flat Panel TVs

Whole House Audio Speakers

Full Bathroom with Ceramic Floor, Garden Tub/ Shower, Custom Wood Cabinets with Granite Top

Berber Carpet and Recessed Lighting Throughout

Audio/Video, Electrical Closet is all together. The entire house is controlled from this one spot.

Large 1,400+ SF storage area under Wrap-Around Porch

400 SF Safe Room is 100% enclosed in Concrete to protect you and your loved ones in the event of inclement weather, or home invasion.

300+ SF Conditioned Storage Rooms

Structure & Exterior:

Basement Walls are 5,000 psi Concrete with Exterior Basement Storage under the porch.

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

All Vinyl casement windows have multi-point locking systems and Fiberglass door systems with insulated Low E glass. Custom Mahogany Front Entry Door

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TJI joist floor systems throughout with ¾” Advantec tongue and groove sub-flooring, glued and screwed

Christmas lighting circuits and outlets in soffits and porch ceilings with in-wall timers and switches makes the Holidays a breeze.

Gas lanterns at Front Entry door and Entrance to Porte-cochere are controlled by electronic ignition. That means no gas usage unless you turn them on.

Low Voltage Driveway and walkway lighting

Oversized Three (3) Car Garage with lockable Storage Room. There is also a large space in Garage for Shop Area. Prewired for Whole House Audio Speakers and Telephone. Large Stairway leads to the Main Level with drop off area at upper landing.

Passenger Elevator from Basement to Main Level

Two lane circular drive at front of house

Large Motor Court at rear of Garage is great for basketball or any other kid-friendly activities.

Fully decked open Attic for storage.

1,400+ SF Covered Wrap-Around Porch complete with ceiling fans, recessed lighting, and Whole House Audio Speakers. This Porch attaches to a 400 SF Outdoor Living Area

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

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Copper wiring throughout

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

Automatic Closet Lighting throughout house

Whole house water filtration system

Full lawn irrigation system on separate meter-no sewer charges

90% Energy Efficient Gas Furnace for Main Level Heating and Electric Air Conditioning complete with a State of the Art Electronic Ultra Violet Light Air Filter System, 80% Energy Efficient Gas Furnace for the Second Level and Electric Air Conditioning with PMAC air filter on the unit. Electric Heat Pump for the Basement Heat and Electric Air Conditioning with PMAC air filter on the unit

Monitored Alarm System

Whole house audio and video with universal remote control and Exterior speakers at Patio and Porch

Wireless/ Wired DSL service

Whole House Central Vacuum system, including Garage, Bonus Room, Attics, and toe kick inlets in Kitchen, and Master Bath

Outdoor Living Area:

Large porcelain tile patio accessed from Great Room, Wrap-Around Porch, and Stairway down to Motor Court. Overlooks the Motor Court below

Wood burning fireplace with gas log lighter

Large Jenn-Air stainless steel grill

Stainless steel refrigerator and Stainless steel double sink with wand faucet and soap dispenser