



129 POTOMAC LANE

MOORESVILLE, NC 28117 • MLS# 3883971



WWW.GRANDFATHERHOMES.COM/THE-POINTE

980.219.7480 • INFO@GRANDFATHERHOMES.COM • [@GRANDFATHERHOMES](https://www.instagram.com/grandfatherhomes)

THE POINTE AT MATTIE ROSE

HIGHLY CUSTOM WATERFRONT RESIDENCES ON LAKE NORMAN



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LUXURY DESIGN

- Highly custom floor plan designed by Mermans Architecture & Design
- Interior design by Tammy Coulter Design: stain and paint colors, tile, lighting, hard-surface counters, unique fixtures and accessories
- Seamless indoor/outdoor living: automated screened terrace with fireplace, tanning ledge, spa, pool, and boat dock for immediate lake access
- Attached 3-car garage with center show bay
- Harmonious hardscaping and landscaping
- Sealed crawlspace with dehumidifier
- Stately entryway with auto court and large gas lantern
- 30-year architectural shingle roof
- Soaring 10'+ ceilings on main; 9' ceilings on upper



GOURMET KITCHEN

- Thermador appliance package
- Dual islands and walk-in pantry
- Separate scullery with secondary appliances
- Custom cabinetry with soft close doors and drawers
- Custom hood crafted by local artisan
- Luxury cabinet to ceiling backsplash

PRIMARY RETREAT

- Main level primary bedroom with vaulted ceiling opens directly to outdoor living
- Walk-in closet with customizable shelving allowance
- Dual vanities, spa-like soaking tub, 3-fixture tile shower with rainhead, and water closet

SMART HOME TECHNOLOGY

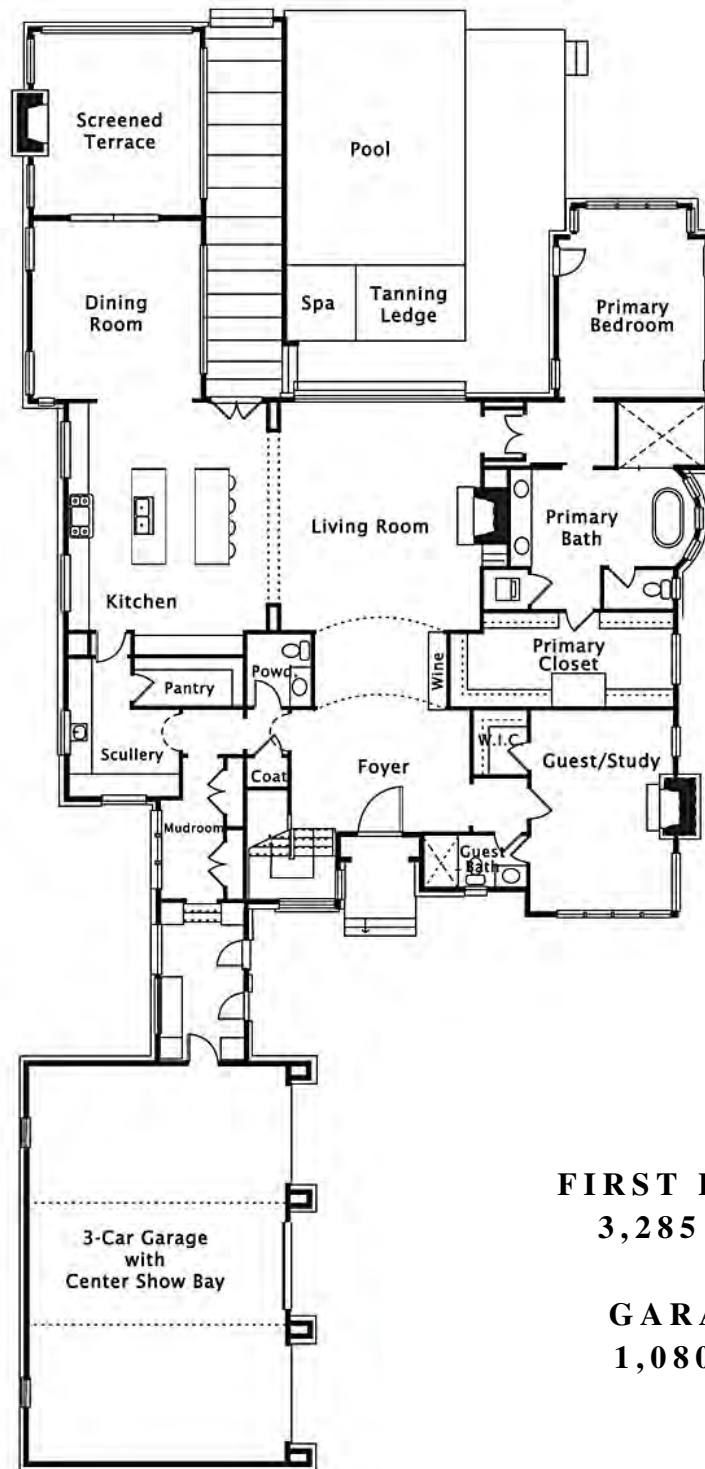
- Control4 lighting in first floor main areas and second floor hallways
- Dimmers in living areas, kitchen, dining, and primary bedroom
- Security system prewire: 3 doors, 2 keypads, 2 motion, 4 Cat6 camera drops
- 1 coax and 2 Cat6 drops to all TV locations
- 4 WiFi hot spot prewire
- 4 in-ceiling speaker pairs (8 speakers total) and 4 additional speaker pre-wire locations
- 5.1 prewire in bonus room for surround sound



Elevations and renderings are artists' conceptions. Grandfather Homes reserves the right to make changes which are substantially equivalent to the above list. Features subject to change without notice.

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LOT 2 • 5 BEDROOMS | 5.1 BATHROOMS • 5,589 HSF

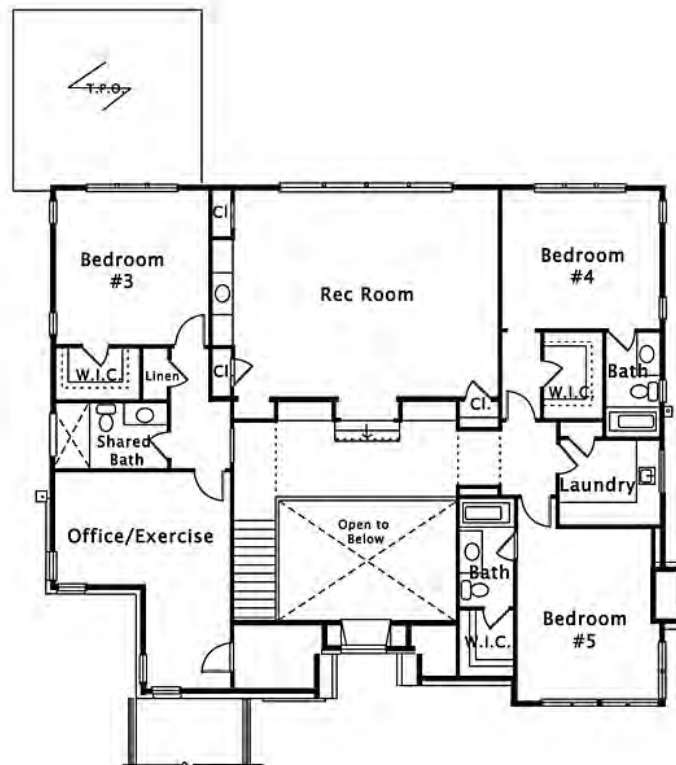


FIRST LEVEL
3,285 HSF

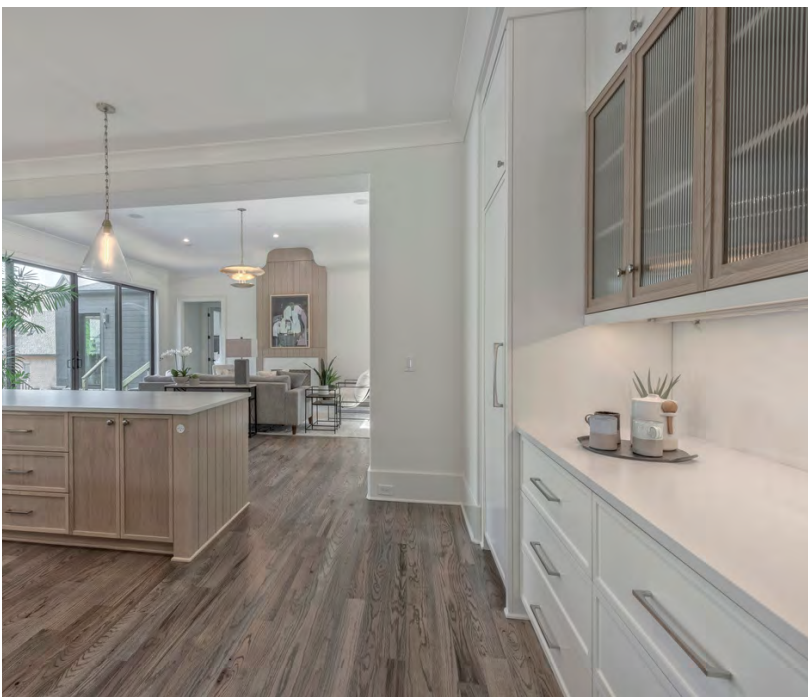
GARAGE
1,080 SF

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SECOND LEVEL
2,304 HSF







COMMUNITY

The Pointe at Mattie Rose is an exclusive waterfront pocket community that spans across the pristine shores of Lake Norman. Five homesites measure over half an acre each, creating a picturesque retreat with unlimited outdoor activities just thirty minutes from the Charlotte skyline.

Our vision is to build a home that supports and elevates your lifestyle. These homes are designed to delight your eyes, refresh your soul and provide boundless inspiration. Expect the best in modern living from custom architecture and smart home technology designed to suit your every want and need. Each home features stunning waterfront access, expansive outdoor living and light-soaked living areas.

At Grandfather Homes, we emphasize that a custom home is the realization of a long-held dream. The Pointe at Mattie Rose affords the unique position to design a personal retreat with private lake access to act as a vehicle for expanding your mind, body and spirit. Our team of respected designers will extract your vision to actualize your dream from concept to reality.

LEARN MORE:
WWW.GRANDFATHERHOMES.COM/THE-POINTE

ABOUT US

Grandfather Homes is a Charlotte-based home builder offering premiere custom homes. Our greatest assets are our exemplary level of craftsmanship, our unwavering dedication to building your perfect home, and the depth of experience that our employees bring to each project. We pride ourselves on integrity, close attention to detail, and honesty at each step of the process. We take the time to understand what you envision in your perfect home – and then we will bring your dreams to life.

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