

GRAND  
FATHER



# 8010 LITAKER MANOR COURT

CHARLOTTE, NC 28270 • MLS# 3869170



[WWW.GRANDFATHERHOMES.COM/THE-MANORS](http://WWW.GRANDFATHERHOMES.COM/THE-MANORS)

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

# THE MANORS AT MATTIE ROSE

A GATED COMMUNITY OF 8 CUSTOM RESIDENCES



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# EDINBURGH MANOR

UNDER CONSTRUCTION ON LOT 1

6 BEDROOMS | 7.1 BATHS • 6,593 HSF

## LUXURY DESIGN

- European manor architecture with brick veneer, fiber cement accents, Davinci slate roof, custom steel entry door, and stately gas lantern
- Customizable interior design: stain and paint colors, tile, lighting, hard-surface counters, unique fixtures and accessories
- Site finished, white oak hardwood flooring
- Gracious, modern trim package
- Two tankless water heaters
- Attached 3-car garage with rec room above
- Pool with tanning ledge and spa
- Separate pool cabana with office/guest suite above
- Harmonious hardscaping and landscaping

## GOURMET KITCHEN

- Thermador appliance package includes 48" gas range, cabinet paneled refrigerator and freezer columns, dishwasher, and microwave drawer
- Large island and walk-in pantry
- Separate scullery with secondary appliances
- Custom hood crafted by local artisan
- Tile to ceiling backsplash

## DUAL PRIMARY RETREATS

- Main level primary bedroom with pool view and large walk-in closet
- Upstairs primary bedroom with vaulted ceiling and two separate walk-in closets
- Both feature 5-piece bathrooms with dual vanities, soaking tub, shower, 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

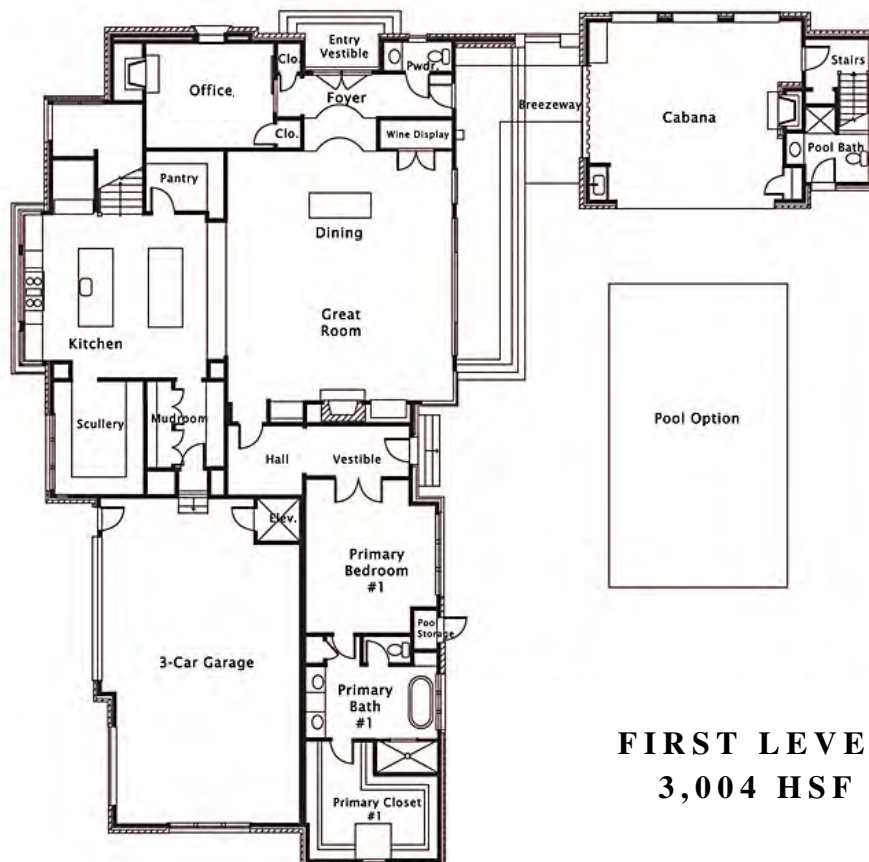


Elevations and renderings are artists' conceptions. Grandfather Homes reserves the right to make changes which are substantially equivalent to the above list. Features subject to change without notice.



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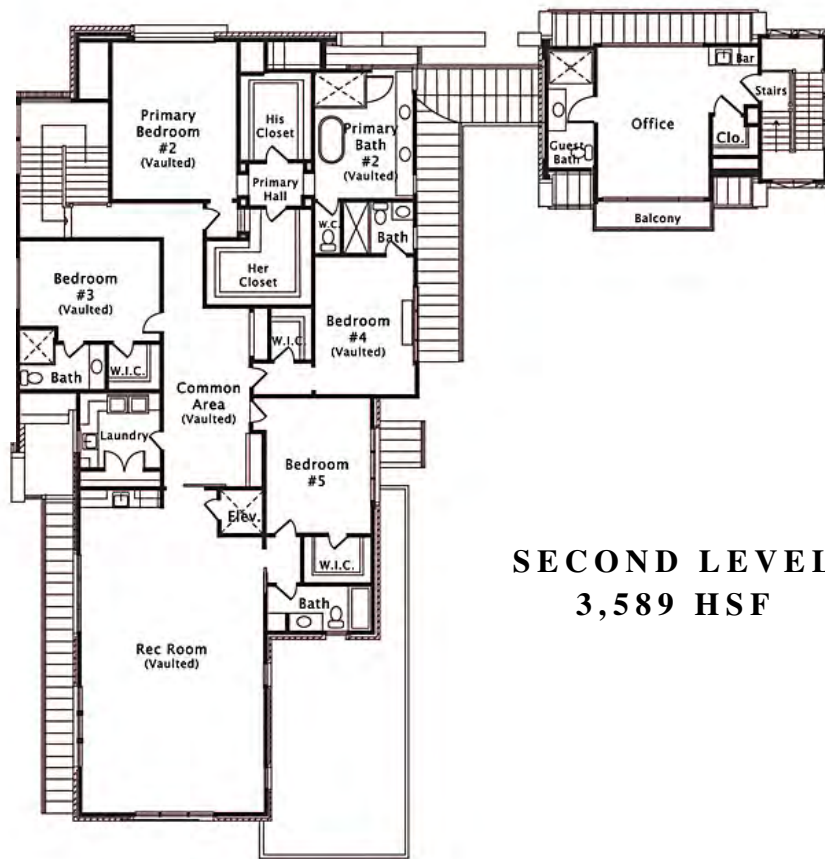


**FIRST LEVEL**  
**3,004 HSF**



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**SECOND LEVEL**  
**3,589 HSF**



# COMMUNITY

The Manors at Mattie Rose is an exclusive gated community that spans across 9 acres off Alexander Road in South Charlotte. Eight estate homesites measure around 1-acre each, creating a picturesque retreat just minutes from the excitement of the city.

Expect the best in modern living from custom architecture, designed to suit your every want and need. Each home features stunning craftsmanship and quality workmanship, impressing even the most well-traveled and discerning homeowner. Bryan Mermans, who has studied traditional manor European architecture dating back to the 1400s, is the recommended architect.

**At Grandfather Homes, we honor that a custom home is the realization of a long-held dream. The Manors at Mattie Rose affords homeowners with the unique position to design estate residences alongside a team of respected designers. We will sit down with you and extract your vision to actualize your dream from concept to reality.**

**LEARN MORE:**  
[WWW.GRANDFATHERHOMES.COM/THE-MANORS](http://WWW.GRANDFATHERHOMES.COM/THE-MANORS)

## 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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