



# 8014 LITAKER MANOR COURT

CHARLOTTE, NC 28270 • MLS# 4072687



[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



[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)

# LUXURY DESIGN

- Manor architecture with brick veneer, concrete roof, pivot steel entry door, and 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
- Pool with tanning ledge and spa
- Harmonious hardscaping and landscaping
- Game Room, Media Room, plus unfinished storage
- Luxurious main level Guest Suite



## GOURMET KITCHEN

- Custom cabinetry with soft close doors and drawers
- Dynamic under-cabinet lighting
- Custom hoods crafted by local artisan
- Unique backsplash in tile, marble, or quartz
- Thermador appliance packages with upgrade options
- Large island and walk-in pantry
- Dedicated scullery with secondary appliances

## PRIMARY RETREAT

- Main level primary bedroom with walk-in closet
- Grandfather Homes' signature 5-piece bathroom: dual vanities, soaking tub, tile 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.

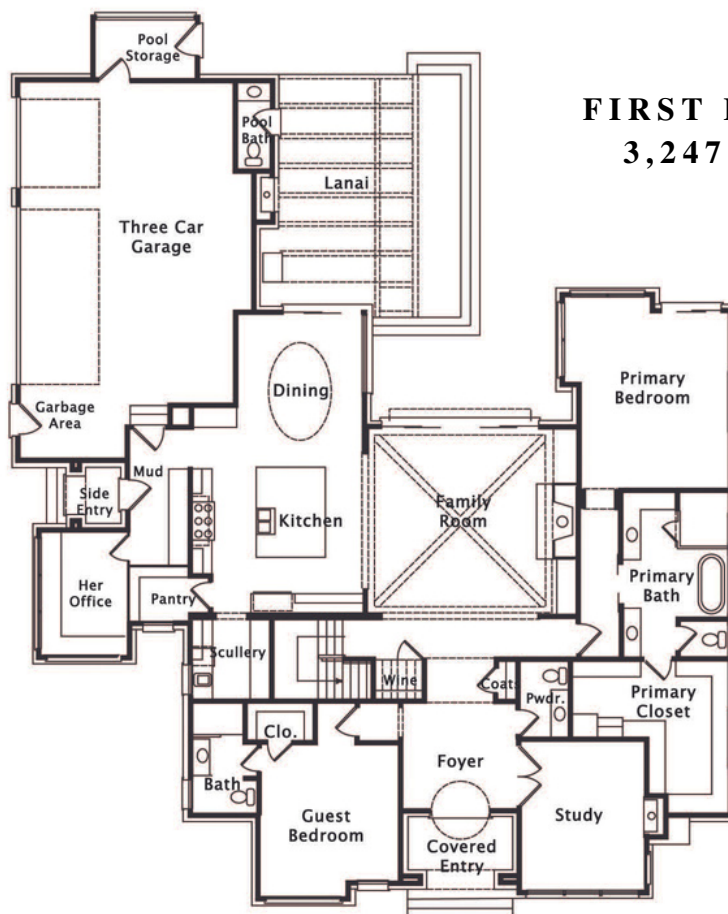




# VALENCIA MANOR

UNDER CONSTRUCTION ON LOT 2

5 BEDROOMS | 5.2 BATHS • 6,280 HSF



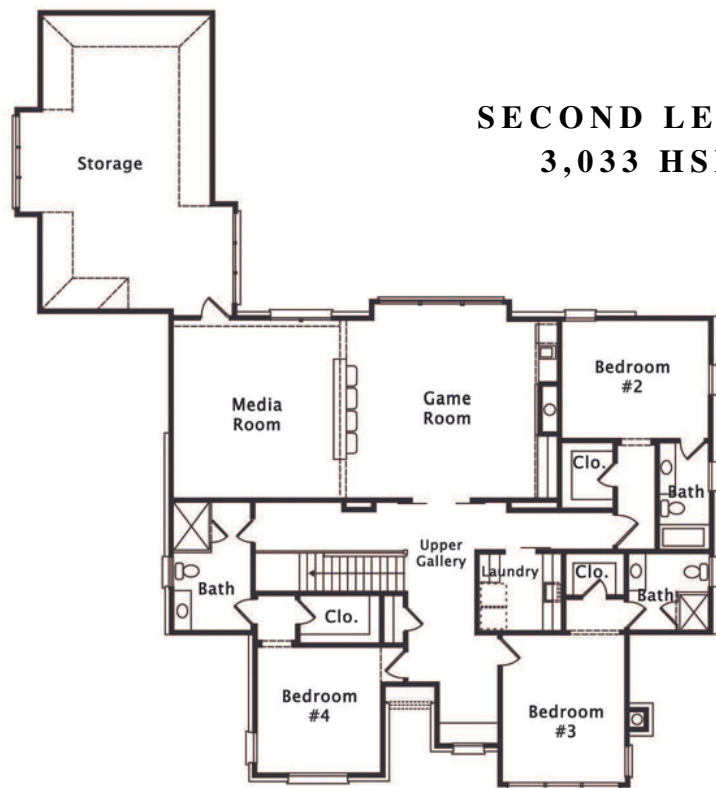
**FIRST LEVEL**  
**3,247 HSF**



# VALENCIA MANOR

UNDER CONSTRUCTION ON LOT 2

5 BEDROOMS | 5.2 BATHS • 6,280 HSF



**SECOND LEVEL**  
**3,033 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.

980.219.7480  
 @GRANDFATHERHOMES  
 INFO@GRANDFATHERHOMES.COM  
 WWW.GRANDFATHERHOMES.COM