

GRAND  
FATHER



# THE MANORS AT MATTIE ROSE

A GATED COMMUNITY OF 8 CUSTOM RESIDENCES

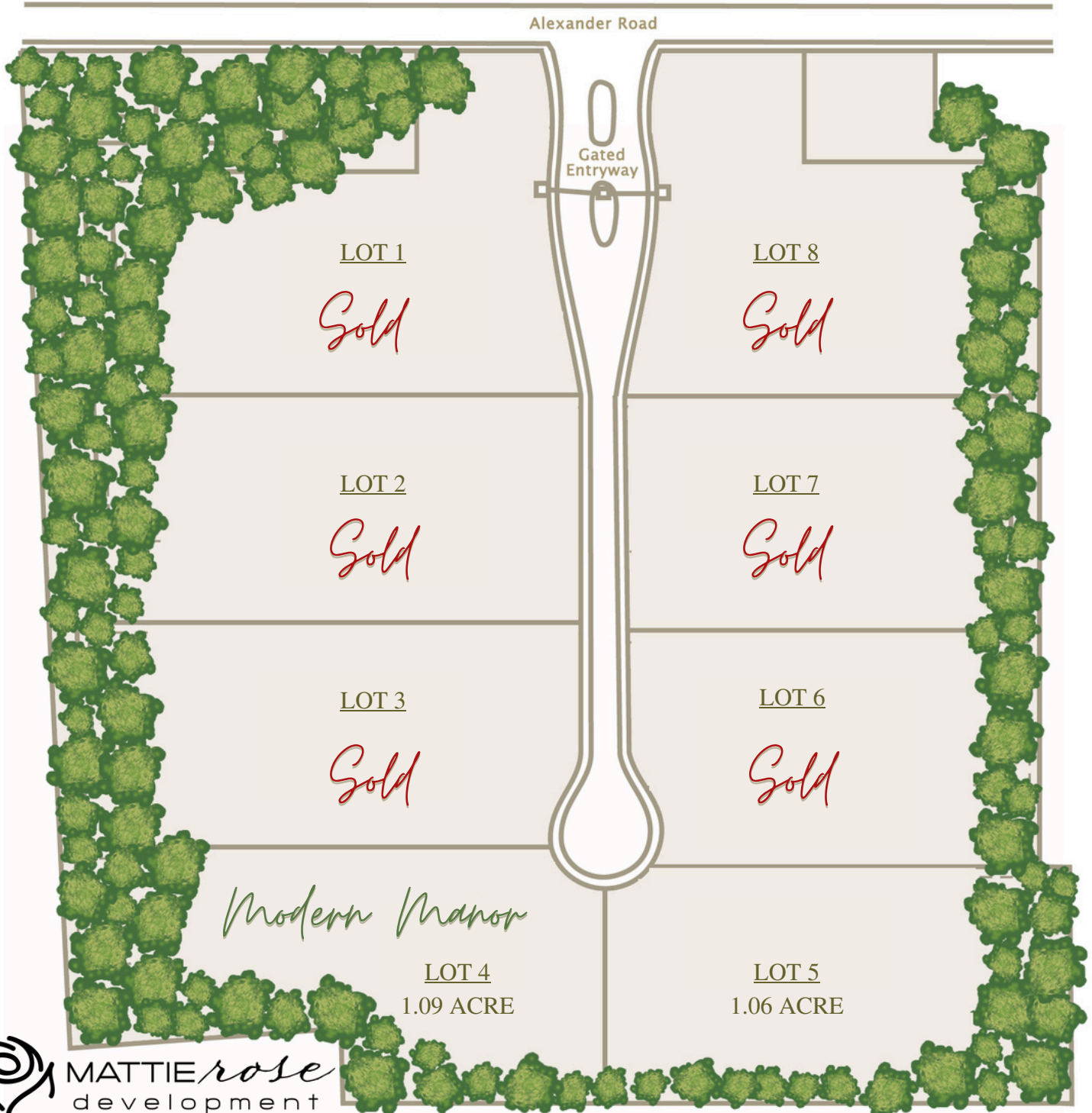


[WWW.GRANDFATHERHOMES.COM/THE-MANORS](http://WWW.GRANDFATHERHOMES.COM/THE-MANORS)

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# THE MANORS AT MATTIE ROSE

A GATED COMMUNITY OF 8 CUSTOM RESIDENCES



MATTIE *rose*  
development

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# LUXURY DESIGN

- Choose your plan or design a home with one of Grandfather Homes' recommended plan designers
- Personalized Interior Design: stain and paint colors, tile, lighting, hard-surface counters, unique fixtures and accessories
- Stately entryways with gas lanterns and autocourt
- Harmonious hardscaping and landscaping
- Seamless indoor/outdoor living: options for spa, poolscape, pool cabana, fireplace/firepit and more
- Sealed crawlspace foundation
- Attached 3-car garage
- 30-year architectural or permanent roof options
- Soaring 10' to 12'+ main ceilings; 9' upstairs ceilings



# 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, walk-in pantry, and scullery options available per plan

# PRIMARY RETREAT

- Spacious primary bedroom with walk-in closet
- Grandfather Homes' signature 5-piece bathroom: dual vanities, soaking tub, tile shower and water closet

# SMART HOME TECHNOLOGY

- Automated lighting controls 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.



# MODERN MANOR

UNDER CONSTRUCTION ON LOT 4  
5 BEDROOMS | 5.2 BATHS • 6,437 HSF



FLOOR PLANS AND ELEVATIONS ARE SUBJECT TO CHANGE. FLOOR PLAN DIMENSION ARE APPROXIMATE. CONSULT WORKING DRAWINGS FOR ACTUAL DIMENSIONS AND INFORMATION. ELEVATIONS ARE ARTISTS' CONCEPTIONS.



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UNDER CONSTRUCTION ON LOT 4  
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**SECOND LEVEL**  
 2,126 HSF

**LOFT LEVEL**  
 383 HSF



**SECOND FLOOR PLAN**

**LOFT FLOOR PLAN**



# 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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