



THE CAPE AT MATTIE ROSE

IRRESISTABLE WATERFRONT RESIDENCES ON LAKE NORMAN



WWW.GRANDFATHERHOMES.COM

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

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LUXURY DESIGN

- Highly custom plans created by Greg Perry Design
- Customizable interior design: stain and paint colors, tile, lighting, hard-surface counters, unique fixtures and accessories
- Hardscaping and landscaping by Abate Design Group
- Permanent roofs of slate, concrete, or cedar
- Detached or attached guest cottage
- Stately entryways with auto court and gas lanterns
- Soaring 14' ceilings on main; 10' ceilings on upper
- Outdoor living options: covered terrace, spa, poolscope, fireplace, outdoor kitchen, pool cabana
- Immediate lake access with personal dock
- Attached 3 to 6-car garage



DUAL KITCHENS

- Wolf Sub-Zero appliance packages
- Custom cabinetry with soft close doors and drawers
- Dynamic lighting with solarium glass ceiling
- Concrete or wood range hood crafted by local artisan
- Unique full backsplash in tile, marble or quartz
- Large islands and walk-in pantry
- Scullery with secondary appliances and pantry

PRIMARY RETREAT

- Spacious primary bedroom with exceptional walk-in closet features a tremendous amount of natural light
- Spa-like bathroom with elevated windows producing gracious light and privacy

SMART HOME TECHNOLOGY

- Whole house water filtration system for soft water
- HVAC with individual room balancing and media filter air purification
- Back up emergency generator
- Control4 lighting and dimmers in main areas
- Security system prewire with select door, motion, Cat6 camera drops
- Coax and Cat6 drops to all TV locations
- WiFi hot spot prewire
- In-ceiling speakers and additional 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.

THE CAPE - LOT 1

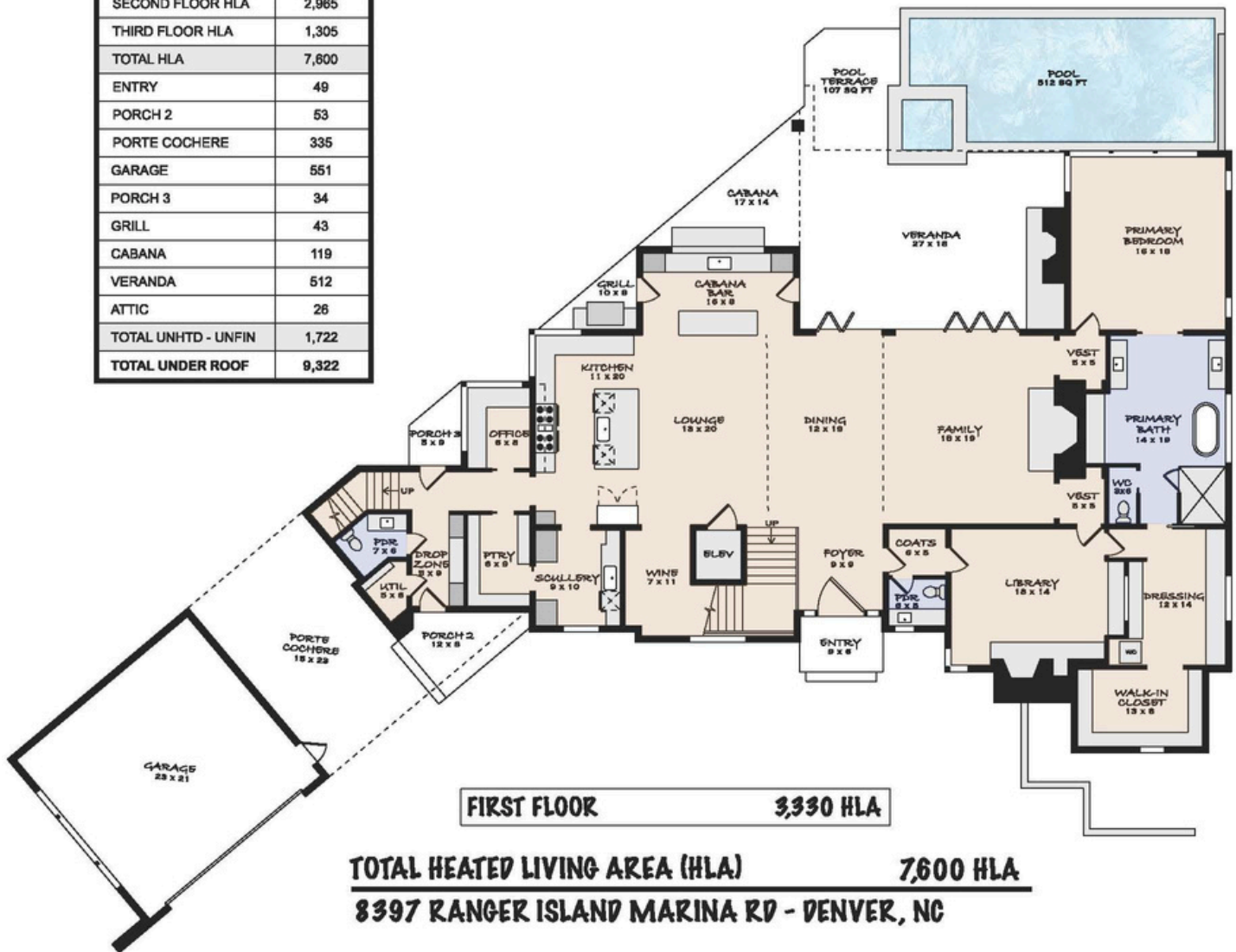
7 BEDROOMS | 7.2 BATHS • 7,600 HSF



THE CAPE - LOT 1

7 BEDROOMS | 7.2 BATHS • 7,600 HSF

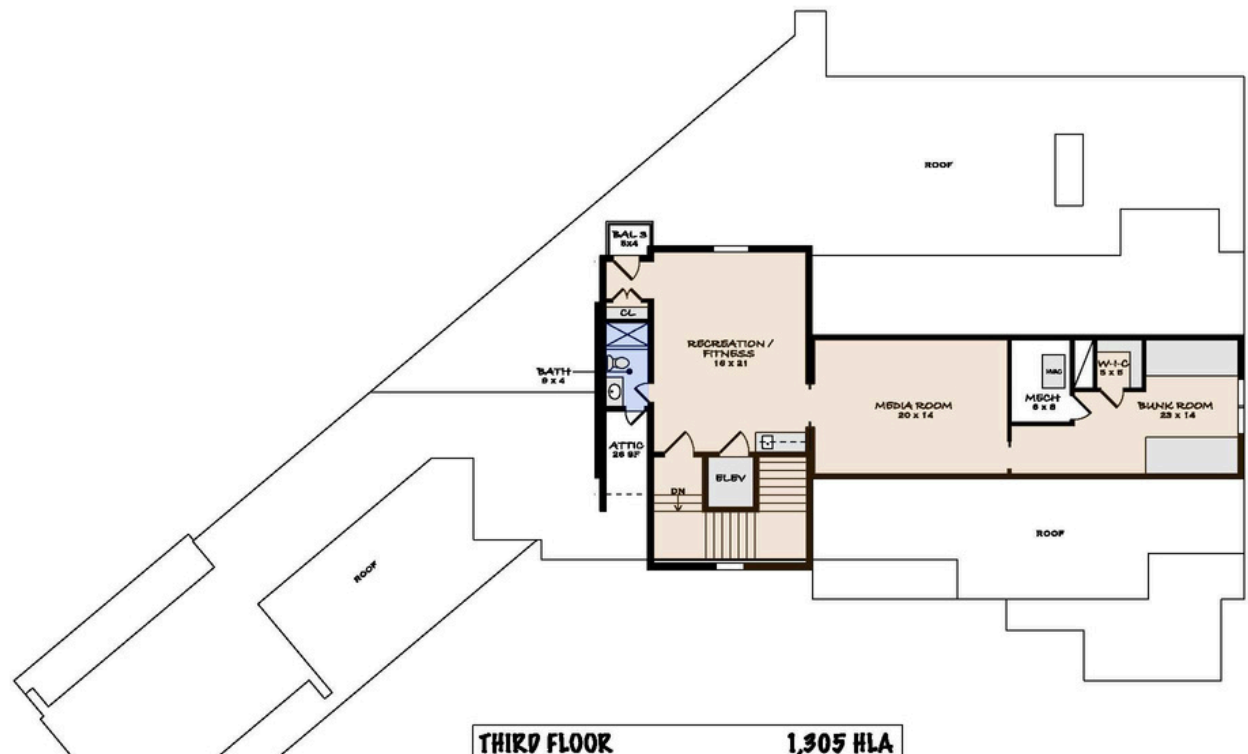
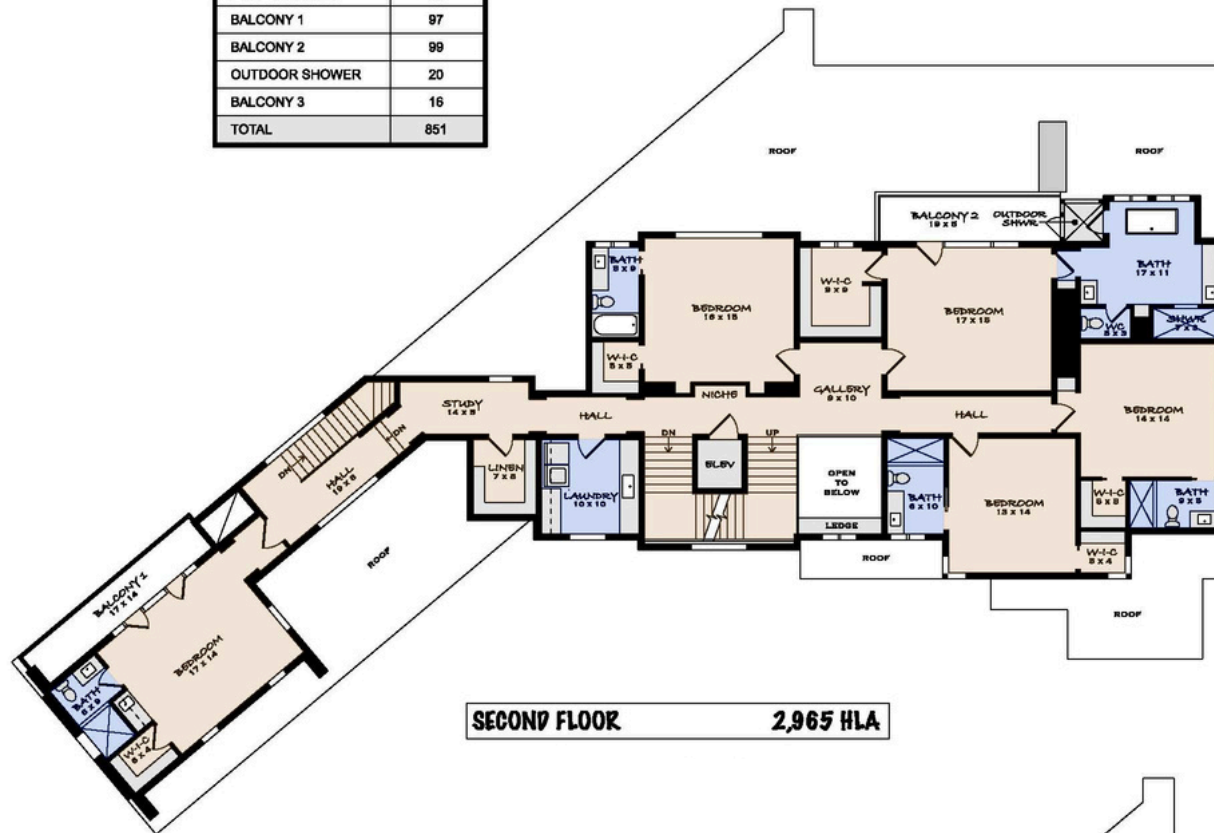
AREA	SQ. FT.
FIRST FLOOR HLA	3,330
SECOND FLOOR HLA	2,965
THIRD FLOOR HLA	1,305
TOTAL HLA	7,600
ENTRY	49
PORCH 2	53
PORTE COCHERE	335
GARAGE	551
PORCH 3	34
GRILL	43
CABANA	119
VERANDA	512
ATTIC	26
TOTAL UNHTD - UNFIN	1,722
TOTAL UNDER ROOF	9,322



THE CAPE - LOT 1

6 BEDROOMS | 7.2 BATHS • 7,071 HSF

IMPROVED AREA	SQ. FT.
POOL	512
POOL TERRACE	107
BALCONY 1	97
BALCONY 2	99
OUTDOOR SHOWER	20
BALCONY 3	16
TOTAL	851



TOTAL HEATED LIVING AREA (HLA) 7,600 HLA

8397 RANGER ISLAND MARINA RD - DENVER, NC

THE CAPE - LOT 2

5 BEDROOMS | 6.2 BATHS • 6,590 HSF



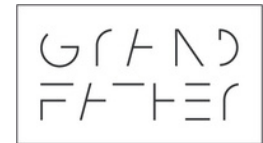
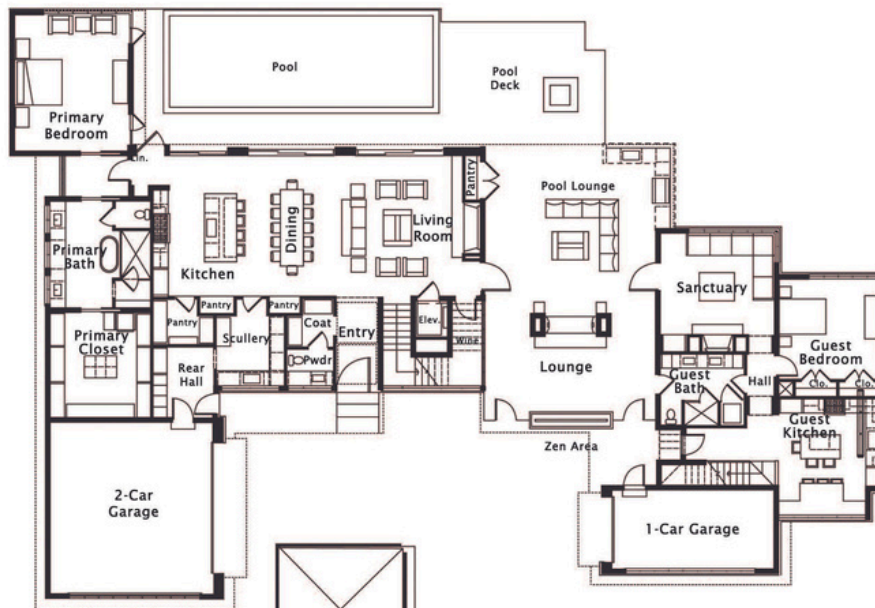
THE CAPE - LOT 2

5 BEDROOMS | 6.2 BATHS • 6,590 HSF



THE CAPE - LOT 2

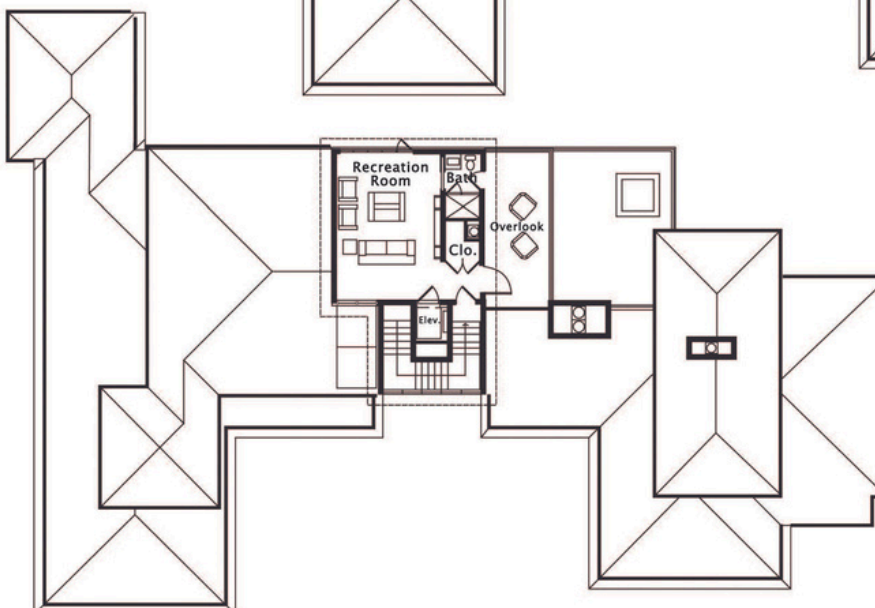
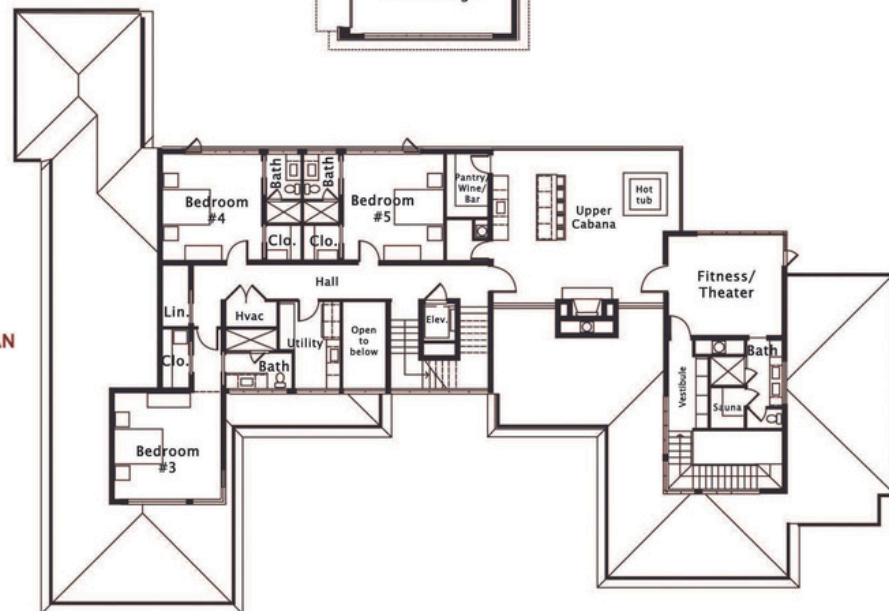
5 BEDROOMS | 6.2 BATHS • 6,590 HSF



GREG PERRY
DESIGN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



THIRD FLOOR PLAN



COMMUNITY

The Cape at Mattie Rose is an awe-inspiring community on the pristine shores of Lake Norman. A private, meandering causeway leads residences and guests to unique cape with lake views surrounding all sides. Three homesites live over .7 acre each, creating an idyllic 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 immediate water 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 Cape at Mattie Rose affords the unique position to design a personal retreat with exceptionally private lake access to act as a vehicle for expanding your whole 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

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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