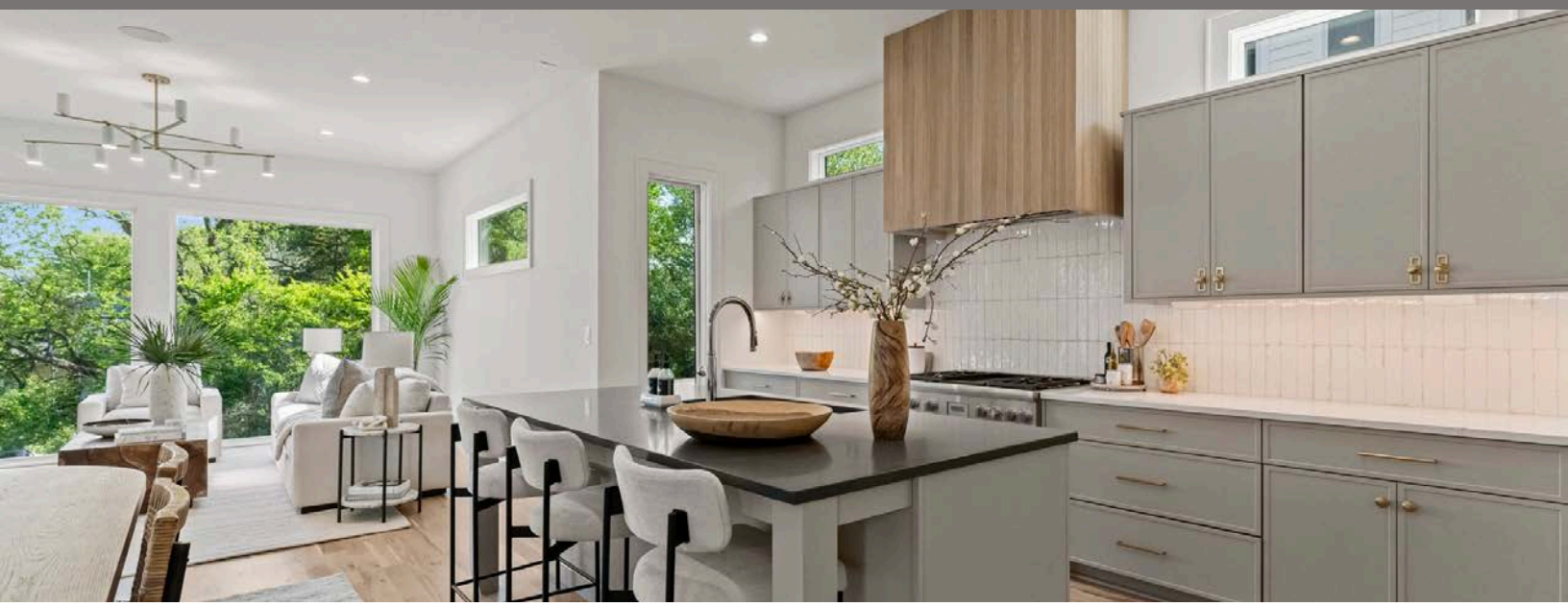
HEIRLOOM AT MATTIE ROSE

9 ARTFULLY DESIGNED HOMES ON CHARLES AVENUE



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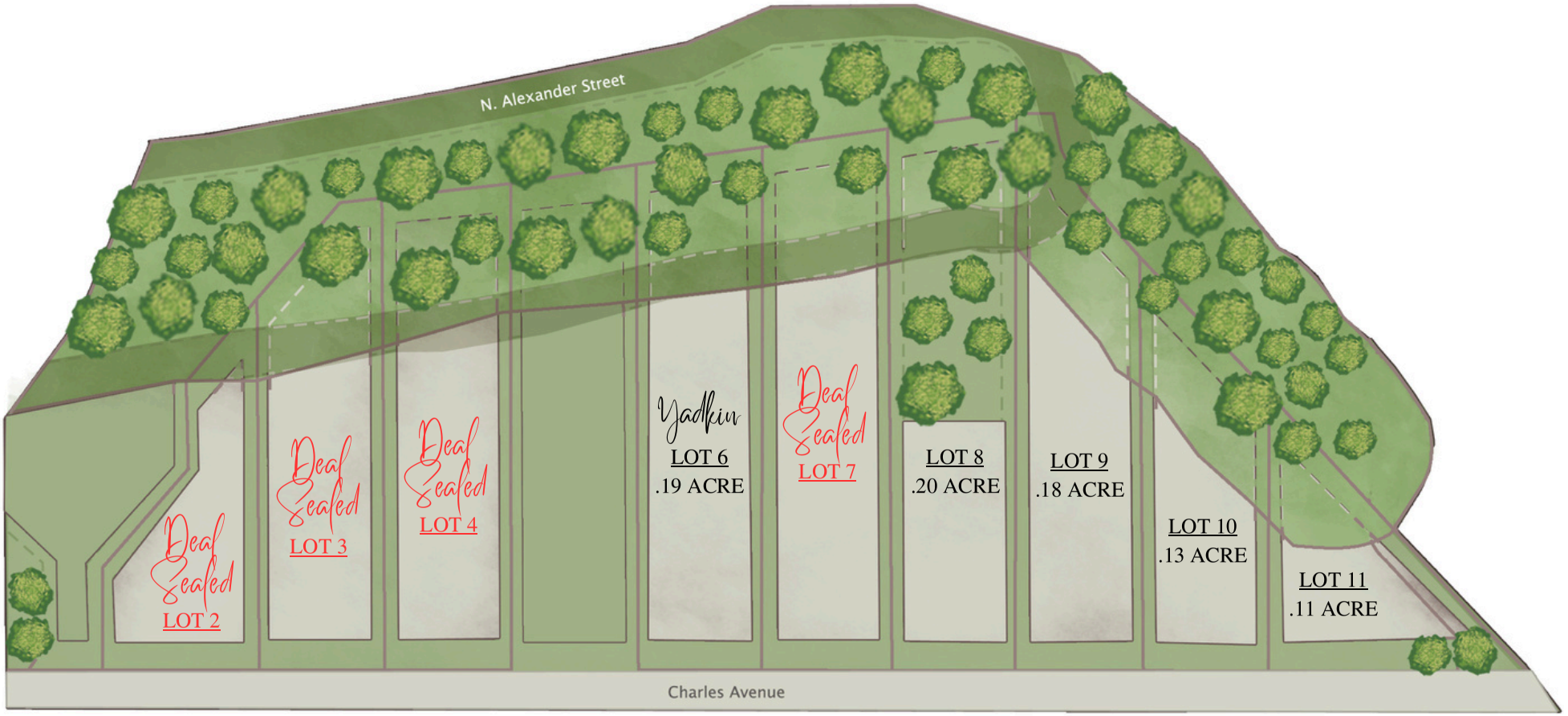

MATTIE rose development

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ARTFUL DESIGN

- Choose your plan or design a home with one of Grandfather Homes' recommended plan designers
- Handpicked interior design: customizable stain and paint colors, tile, lighting, hard-surface counters, unique fixtures and accessories
- 10' ceilings on main; 9' ceilings on upper
- Modern trim packages
- Site finished hardwood flooring
- Hardscaping and landscaping seamlessly blends homes into pedestrian-friendly streetscape
- Rooftop terraces with cocktail pool
- Covered outdoor living spaces with upgrade options
- Option for outdoor storage or garage

INSPIRED KITCHEN

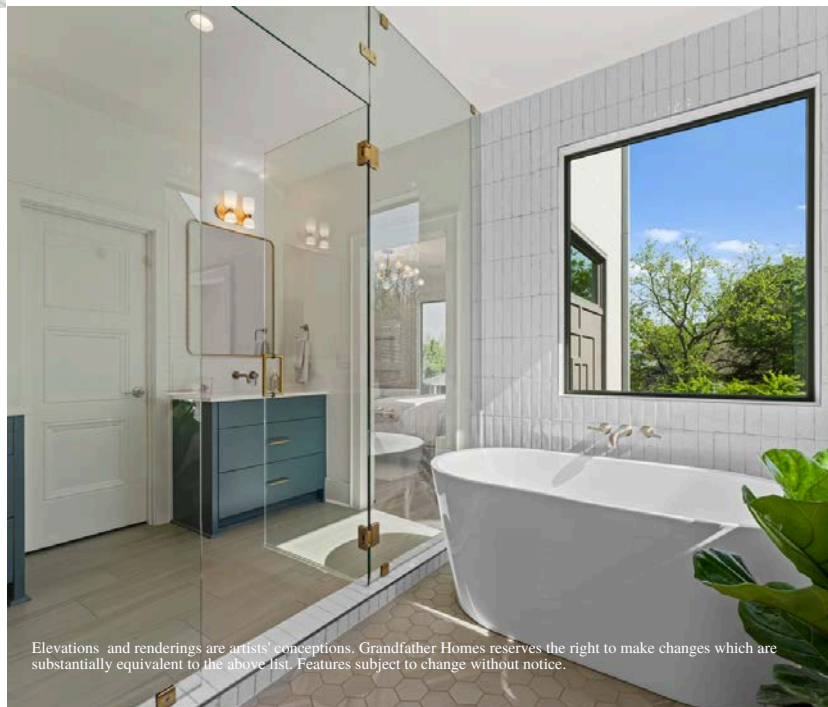
- Thermador appliance package: gas range, refrigerator and freezer, dishwasher, and microwave
- Cabinetry with soft close doors and drawers
- Under-cabinet task lighting
- Custom range hood crafted by local artisan
- Unique tile backsplash
- Prep island and walk-in pantry

PRIMARY RETREAT

- Spacious primary retreat with walk-in closet
- Private 5-piece bathroom: dual sinks, soaking tub, tile shower and water closet

SMART HOME TECHNOLOGY

- House audio pre-wire with in-ceiling speaker pairs in four locations
- Cat6 wiring at all TV locations
- 5.1 Home Theater pre-wire for surround sound in bonus room
- Keypad pre-wire and siren for security system
- Designated AV closet
- UniFi access points pre-wire as needed for long range for whole-home WiFi coverage

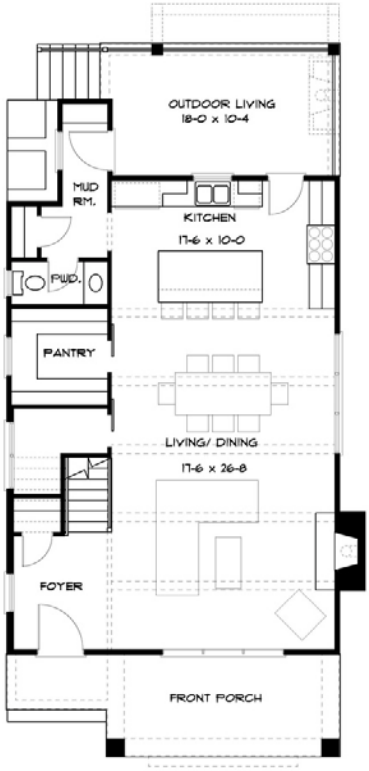


Elevations and renderings are artists' conceptions. Grandfather Homes reserves the right to make changes which are substantially equivalent to the above list. Features subject to change without notice.

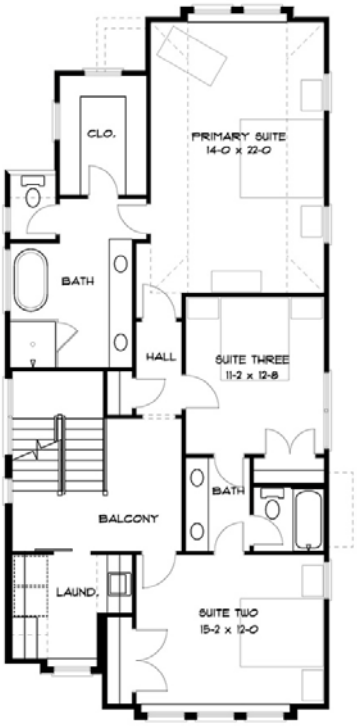
YADKIN

UNDER CONSTRUCTION ON LOT 6

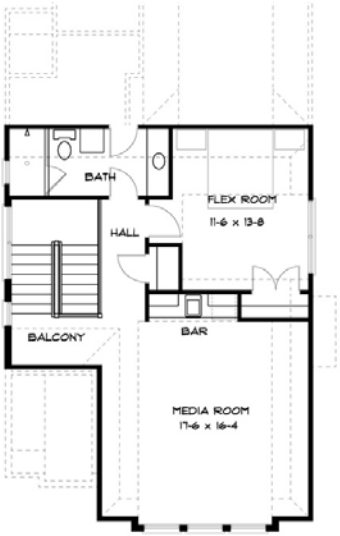
4 BEDROOMS | 3.1 BATHS • 2,979 HSF



FIRST FLOOR F



SECOND FLOOR PLAN



THIRD FLOOR PLAN

ELITE DESIGN GROUP

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.

COMMUNITY

Standing on Charles Avenue over one hundred and twenty years ago, Charlotteans were surrounded by rolling farmland. A group of investors in early 1903 transformed the surrounding acres into Charlotte's first textile mill, Highland Park Manufacturing. Stuart Cramer designed the state-of-the-art mill along with the surrounding village of homes and a future village square.

Today, Charles Avenue is a pedestrian-friendly street idyllically located near restaurants and shopping on bustling North Davidson. Nine lots remain incredibly untouched and undeveloped. Our vision is to honor the modest history of the mill district while in tandem introducing radical new concepts like Cramer did all those years ago.

Heir: inheriting and continuing the legacy of a predecessor
Loom: an apparatus for making textiles by weaving thread together
Heirloom: something of special value handed down from one generation to another

Heirloom is an artfully designed village of custom homes that began with a textile mill. Fast forward 120 years, Grandfather Homes is weaving together its heritage with progressive design. Let's build upon Charlotte's history together.

LEARN MORE: WWW.GRANDFATHERHOMES.COM

ABOUT US

Grandfather Homes is a Charlotte-based home builder offering premier 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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