



2400 Carriage Lane  
Lincolnton, NC 28092

## Exterior & Property

- Nearly 1-acre graded and landscaped lot backing to a creek and 26 privately owned wooded acres (zoned rural residential).
- Restricted subdivision with no HOA fees.
- Yorktown oversized, all-brick tumbled construction.
- 60-year architectural shingles, secured with 6 nails each.
- Commercial-grade, extra-wide guttering.
- Special-ordered 20' x 8' hurricane-reinforced garage door.
- 40 yards of concrete for oversized driveway and parking area.
- Bricked mailbox with dusk-to-dawn light and 120V outlet.
- Accent “up” lighting for dramatic curb appeal.
- Motion-activated flood lights at garage and home corners.
- Receptacles near every window for holiday decorating.
- Covered privacy wall with concealed storage, work counter, lighting, and water access.
- Mature landscaping with perennials, shrubs, and trees, complete with soaker hoses.

## Interior Features

- Solid oak hardwood floors throughout.
- All electrical wiring #12 gauge or larger.
- R-13 insulation in all walls (including basement) for comfort and soundproofing.
- Recessed lighting and accent stair lighting throughout.
- Wrought-iron railing on staircase and loft.
- Andersen insulated tilt-out windows (both sashes tilt).
- Décor switches and receptacles throughout.
- Ceiling fans wired separately for independent fan/light control.
- Seven wall-mounted TV outlets with concealed wiring.
- Home pre-wired for surround sound, power, cable, and TV.
- Two heat pumps (3-ton and 2.5-ton systems).
- Digital thermostat controllable remotely through security app.
- Water filtration system.
- Two electronic water heaters (80-gal for master suite + 50-gal secondary).
- Wired for whole-house generator.





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## Basement

- Heated, finished space with wet bar, full bath, and game room.
- 12' x 12' flex room for gym, guest suite, or office.
- Under-stair storage with lighting.
- Two mechanical rooms for HVAC and water systems.
- Built-in workbench with cabinetry, outlets, and lighting.
- Mounted compressor with retractable reel.
- Garage door for golf cart or yard equipment.
- Pre-wired surround sound and outdoor audio.
- Commercial icemaker (38 lbs/day capacity).

## Outdoor Living

- 44' x 12' all-vinyl deck with railing and steps.
- 12' x 12' screened porch with lighting, ceiling fan, and TV wiring.
- 15' x 12' white vinyl pergola (custom order).
- Metal ceiling with gutters under deck to create finished, dry patio.
- Two ceiling fans with lights and cable/power wiring.

## Pool & Firepit

- 16' x 38' saltwater Pebble-Tec pool with water fountain feature.
- Passive solar heating and 2-speed upgraded pump with timer.
- Tanning deck, diving board, and swim-out ledge.
- 16' x 16' firepit patio with stone pavers, brick border, and 100-lb gas tank.
- Market string lights with programmable timer.
- Dual brick retaining walls with lighting and receptacles.
- 5-ft brick wall with curtain drain for moisture control.
- Two wall-mounted water fountains (wired) in pool area.
- Commercial-grade aluminum fencing with 2" pickets for small pets.

## Structural & Safety

- 18' x 6' tornado/storm safe room with 12" block walls filled with concrete and rebar.
- All basement support walls fully concrete-filled and rebar reinforced.
- French doors (kitchen and master) with screens opening to deck and pergola.
- Custom bevel-cut glass front door and sidelights with lead caning.



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## Built-Ins & Lighting Details

- 7-foot maple built-in shelving with glass doors flanking the fireplace.
- Accent niche lighting above TV (all cords hidden).
- Propane gas logs with fan-assisted heat dispersal and custom tile mantle.
- Indirect rope lighting in master tray ceiling and above kitchen cabinets.
- Master closet: custom cabinetry, shelving, recessed lighting, chandelier, and 2'x2' electronic safe.
- Walk-in attic with lighting and outlets in bonus room.
- Extra floored storage under eaves on both sides.

## Kitchen

- Custom maple cabinetry with soft-close doors and full pull-out drawers.
- Granite countertops in kitchen and baths.
- Custom island with power, appliance lift, drawers, and spice cabinet.
- 6-foot lighted glass display cabinet in breakfast area.
- Mosaic tile backsplash with detailed craftsmanship.
- Under-cabinet lighting, rope lighting, and recessed LED ceiling lights.
- Stainless appliances: refrigerator, dishwasher, microwave/hood, double ovens, and 1-hp disposal.
- Touch-activated faucet and stainless sink.

## Primary Bath Suite

- 92-gallon MTI jetted spa tub with timer (dedicated 80-gal water heater).
- Cultured stone shower with accent rope tile and Celeste glass enclosure.
- Maple cabinetry and cultured stone backsplash/flooring.
- Comfort-height toilets with soft-close lids.
- Custom chandelier and ceiling fan wiring.
- Plantation shutters at garden tub.

## Laundry Room

- Custom maple cabinetry with drawers, baskets, and hanging rod.
- Space for full-size stackable washer/dryer.
- Built-in laundry sink with tile countertops and flooring.

## Garage

- Installed kitchen cabinetry with countertop and lighting.
- Outlets for refrigerator and freezer.
- Wall-mounted heater and recessed lighting.
- 2" wood blinds.
- Camera system wiring for 8 cameras (porch, driveway, pool, interior zones).

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