

2508 BELVEDERE AVE.

4 BEDROOMS | 4 BATHROOMS | 3,871 SQ FT



PIKE

PROPERTIES



- Welcome to the home that offers everything you want, but doesn't end up too large in the process.
- White Oak floors, designer lighting, hand-picked tile, and extensive trim detailing throughout.
- Family room with wall of southern facing windows, central gas ventless fireplace flanked with built-ins, and coffered ceiling opens to the kitchen but remains it's own space thanks to a cased opening.
- Dream kitchen offers hand picked marble countertops, large center island with apron sink, 60" fridge, 48" dual fuel range, custom cabinets, and walk-in pantry.
- Two dining spaces offer the best in formal and informal dining and the breakfast nook even offers a built-in bench.
- Drop zone with custom pet bowl station welcomes you home from the detached 2-car garage with room for future expansion above off a private rear street.
- Outdoor living is a breeze on the covered porch with gas fireplace and cedar mantle.
- A guest bedroom with full bath on the main offers a wide range of potential uses.
- The upstairs Owner's Retreat is extremely spacious with a light-filled sitting nook, walk-in shower with bench seat, free standing tub, dual furniture vanities, and walk-in closet with MDF shelving that connects to the laundry room for ease of access and convenience.
- 2 en-suite bedrooms also located upstairs.
- A flex space is integrated into the 2nd floor to allow for a playroom, exercise room, billiard room, etc.
- Walk-up attic offers unbelievable amounts of storage space.
- Amazing Midwood location on prestigious Belvedere Ave just blocks from the Charlotte Country Club.

PIKE

PROPERTIES

PHONE
NO

704 332 3332

FAX
NO

704 973 0000

1401 CENTRAL AVE.
SUITE 200-G
CLT, NC 28205

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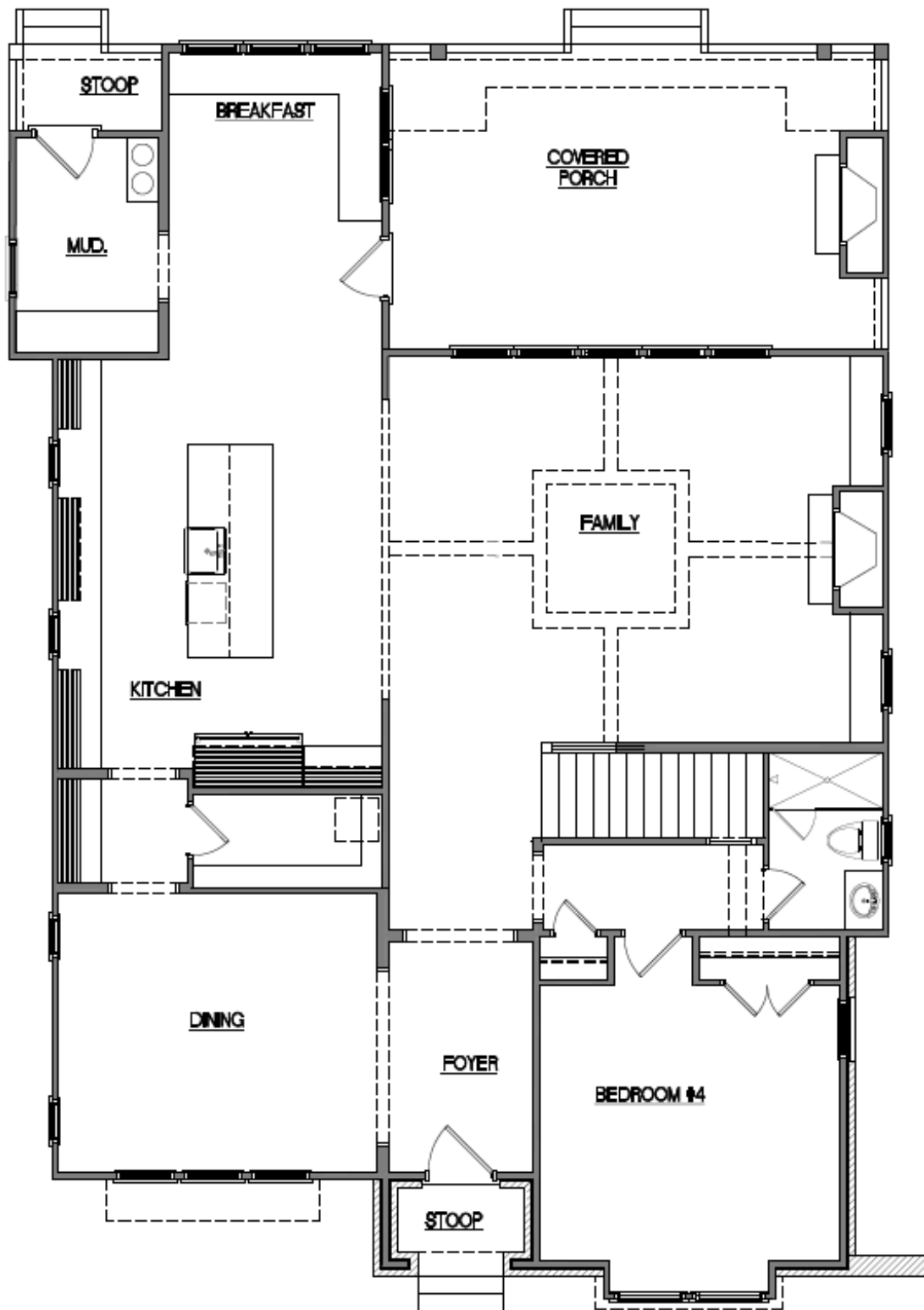
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FIRST FLOOR

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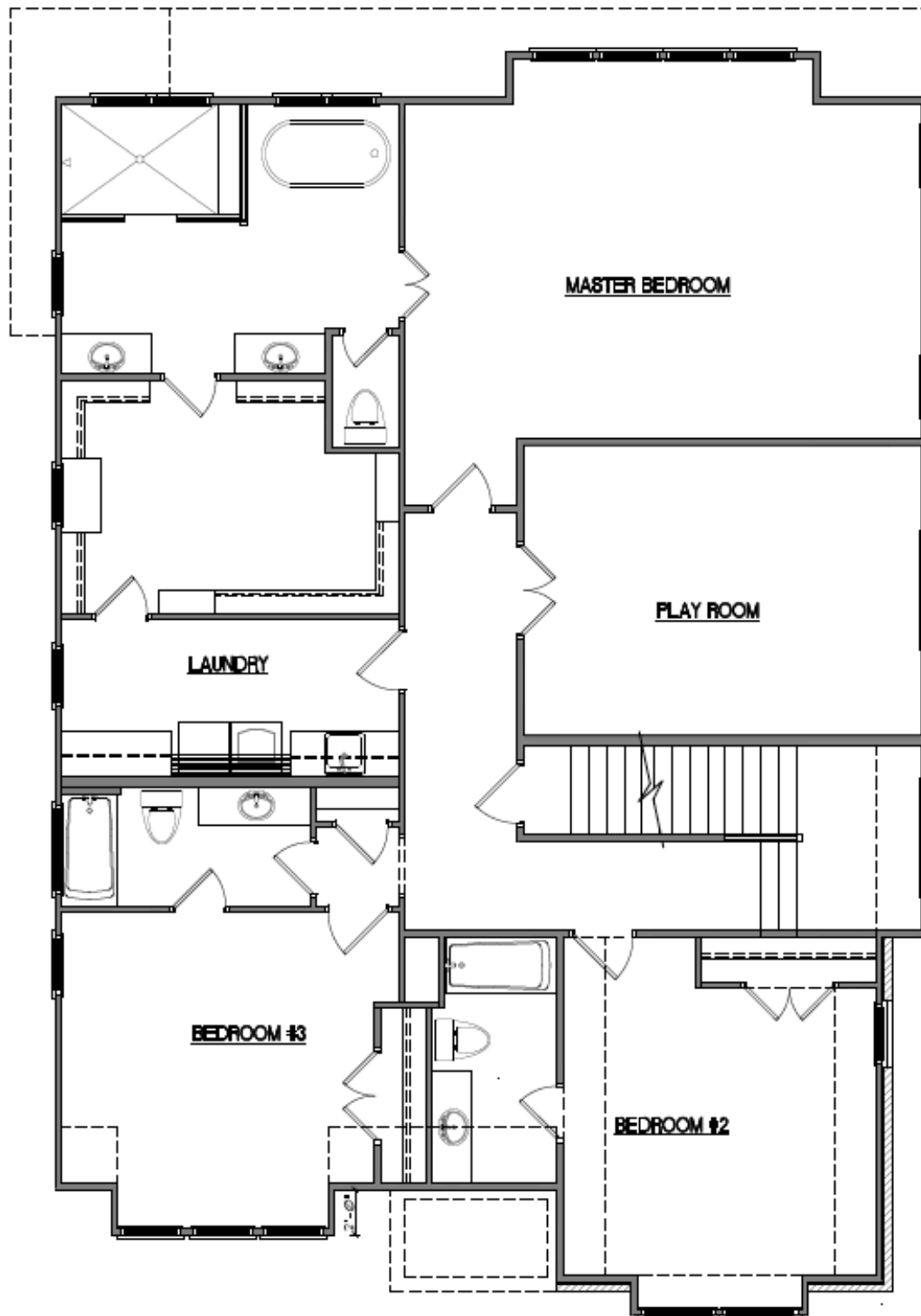


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SECOND FLOOR

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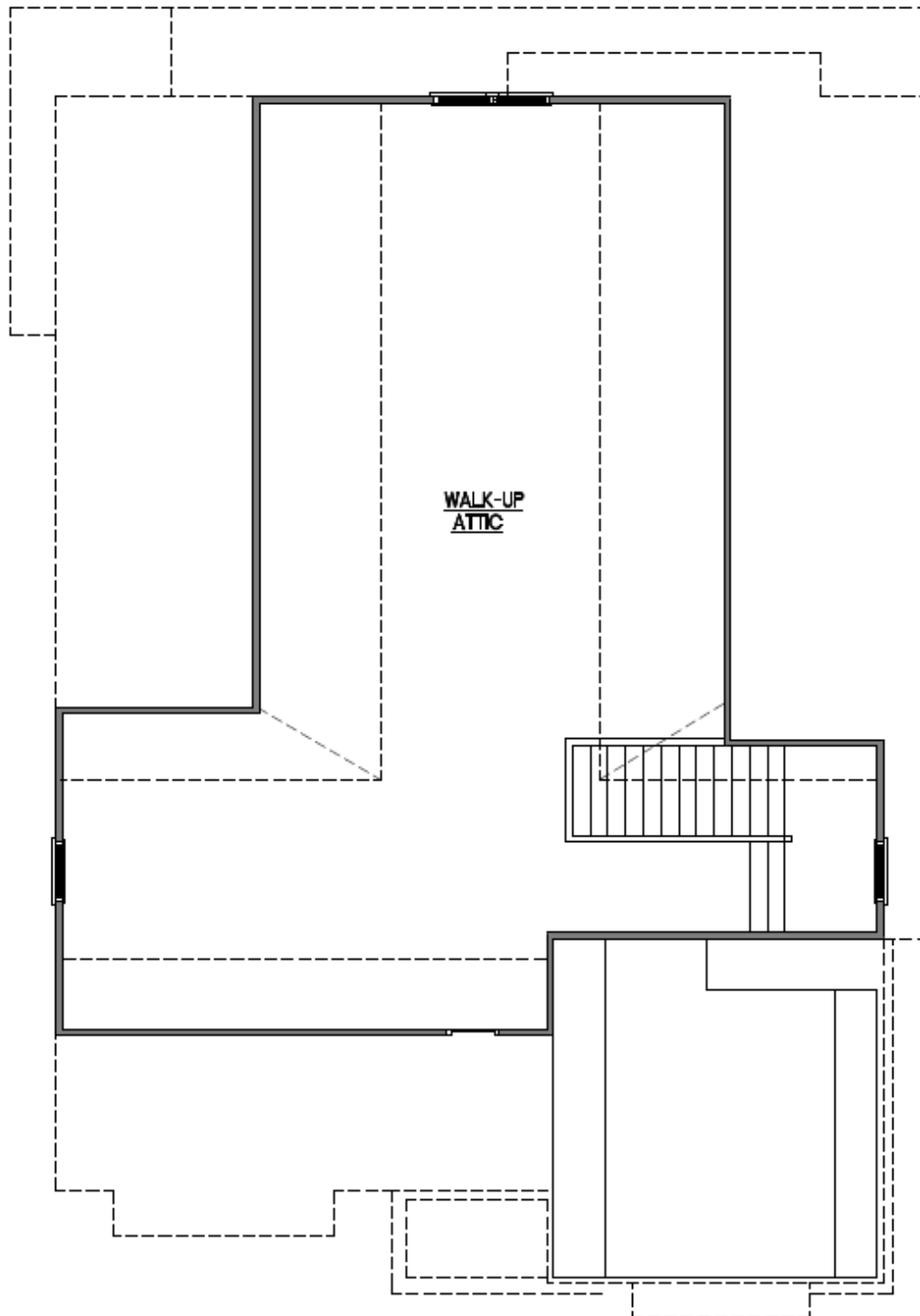


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WALK-UP ATTIC

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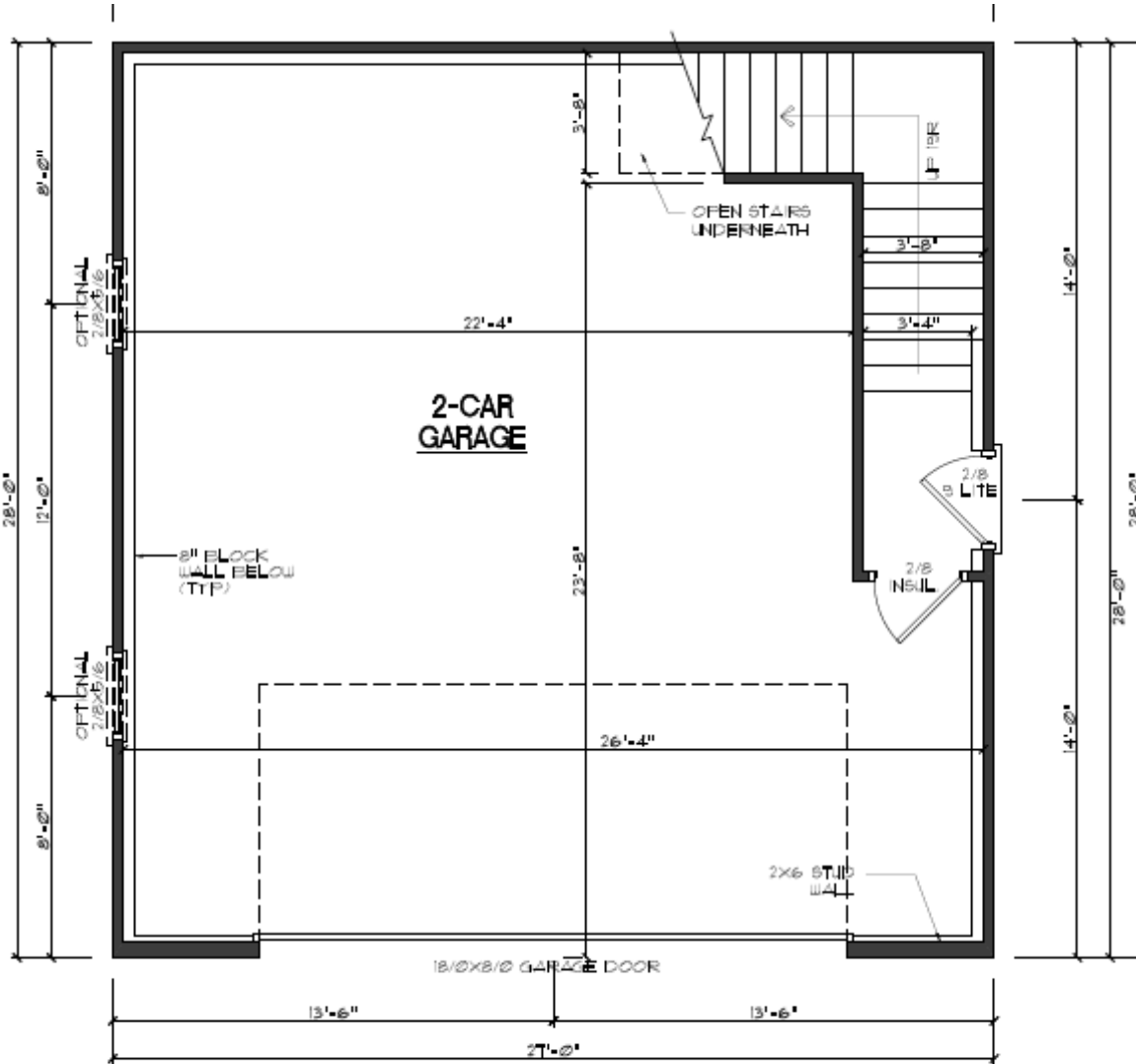


2508 BELVEDERE AVE.

DETACHED 2-CAR CARRIAGE HOUSE



PIKE
PROPERTIES



GENERAL NOTES

WALLS:

ALL WALLS ARE DRAIN 4" THICK UNO.
ANGLED WALL ARE DRAIN 45" UNO.

SMOKE DETECTORS:

LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:

ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE NC. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS:

MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT.

WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.

KNOW WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FLOORING (IN HEATED SPACES) FOR INSULATION THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FLOORING.

FLOOR AREA:

FIRST FLOOR -	1560
UNFINISHED STORAGE -	602

FIRST FLOOR

SCALE: 1/4"=1'

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DETACHED 2-CAR CARRIAGE HOUSE



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GENERAL NOTES

WALLS:

ALL WALLS ARE DRAIN 4" THICK UNO.
ANGLED WALL ARE DRAIN 6-45° UNO.

SMOKE DETECTORS:

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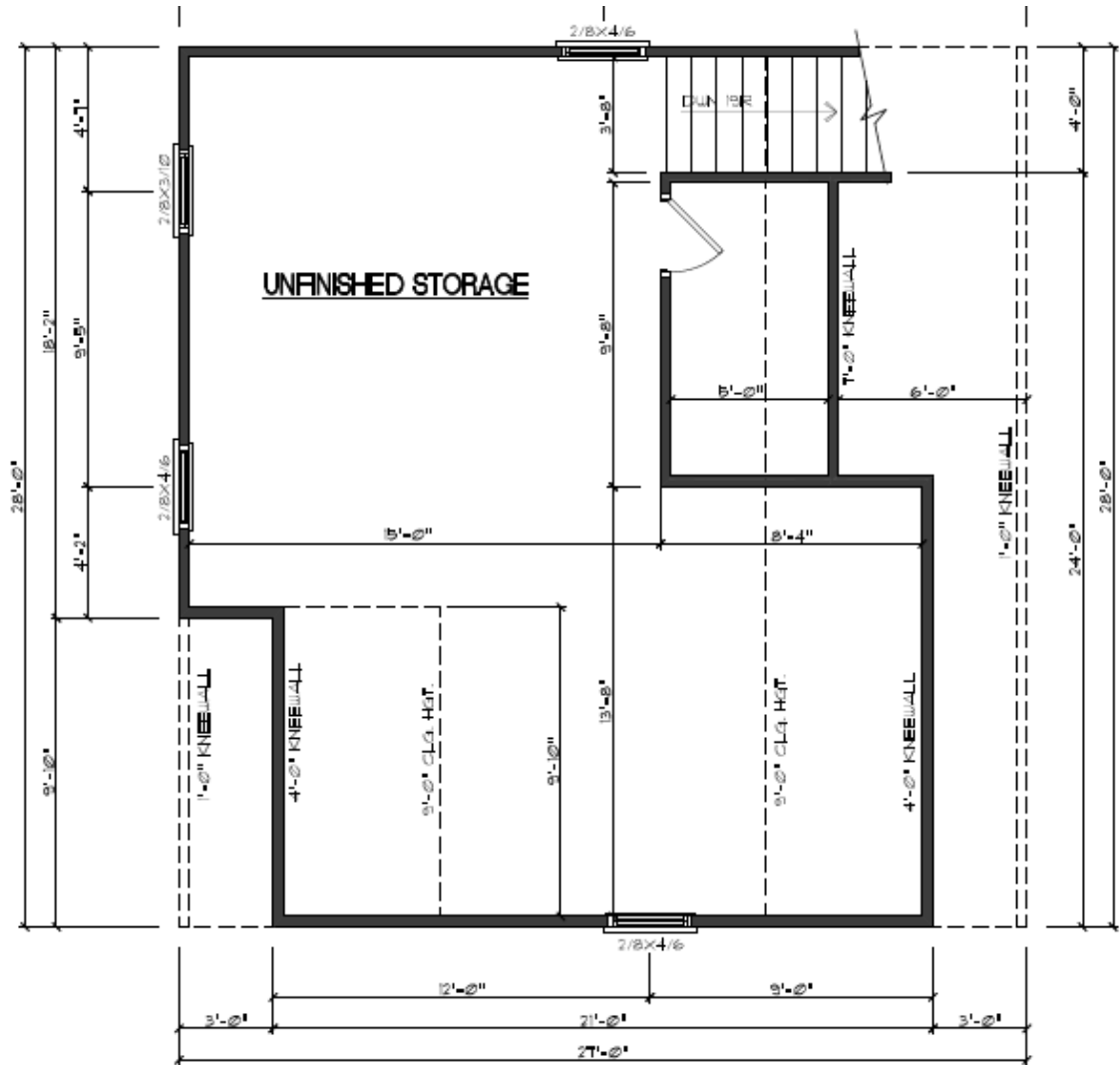
FLOOR AREA:

FIRST FLOOR -

7564

UNFINISHED STORAGE -

602



SECOND FLOOR

SCALE: 1/4"=1'

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EXTERIOR SPECIFICATIONS



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- Custom plan designed by award winning home design firm
- Brick and genuine James Hardie siding exterior
- Exposed rafter tails
- Bluestone front stoop
- Solid fir arched front door
- 2-car detached garage with custom cedar wood doors and walk-up unfinished future 2nd floor
- Jeld-Wen Bronze Windows
 - ✓ Low-E Energy efficient
 - ✓ Custom SDL bars for architectural authenticity
- Full landscape package
 - ✓ Seed & Straw rear yard
 - ✓ Drip irrigation on all plants for automatic hassle-free watering
- Fully fenced back yard with custom wood paneled fencing
- Covered porch with outdoor gas fireplace
- Stained V-groove front & rear porch ceilings
- 30-year architectural shingles
- 5"aluminum gutters with 4" round downspouts
- Brick veneered crawl space foundation
- Professionally sealed crawl space
- Foundation drain

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INTERIOR SPECIFICATIONS



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- Designer lighting, tile, and plumbing fixtures throughout.
- Extensive trim details
- Site finished White Oak Floors finished in eco-friendly Rubio Monocoat finish
- Custom locally crafted cabinetry
 - ✓ Full-overlay in kitchen and laundry
 - ✓ Soft close doors and drawers throughout
- Furniture vanities in all baths
- Professional-grade appliance package
 - ✓ Jenn-Air 48" Dual fuel range w/ 6 burners and griddle
 - ✓ Frigidaire 60" French Door refrigerator
 - ✓ Jenn-Air under counter microwave drawer
 - ✓ Jenn-Air trifecta built-in dishwasher
- Solid surface countertops throughout; marble, granite, engineered stone
- Custom hardboard shelving in all closets and pantry
- 42" gas fireplace (Living Room + Covered Porch)
 - ✓ Custom stone fireplace mantle in great room
- Lennox HVAC 14 seer equipment with gas furnace (dual zone)
- Rinnai tankless hot water heater
- Full low voltage pre-wire
 - ✓ Pre-wired 5.1 Surround Sound in Great Room
 - ✓ Pre-wired for speakers in kitchen and rear porch
 - ✓ Cat6e and RG6 pre-wire for all bedrooms and TV locations
 - ✓ HDMI pre-wire to Great Room and Rear porch fireplace
 - ✓ All wiring is directed to a centralized panel.
 - ✓ Pre-wired Cat6e and RG6 to D-mark on exterior of home.

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