

# *Shea Builders*

704-651-1873

*www.SheaBuilder.com*



## Brand New Home For Sale!

11820 Pump Station Road  
Charlotte, NC 28216

\$525,000

*Located in one of North Charlotte's prettiest and quietest neighborhoods near Mountain Island Lake, this new home sits on more than half an acre of wooded privacy.*

*Close to everything including the brand new Riverbend retail complex, the new Corning headquarters and Rte. 485, this home includes beautiful finish details, cutting edge technology, energy saving features and tons of space for the growing family.*

### ***Features and Amenities***

- Beautiful traditional 3 story Georgian home with walkout lower level
- Approximately 3,300ft<sup>2</sup> of living space
- 4 bedrooms, 4.5 baths
- Master up and second master on main floor
- Basement could be in-law suite
- Huge second floor laundry room with plenty of storage
- 2 car garage underneath with quiet openers
- Extensive finish details including crown, ceiling beams and floor inlays with walnut floor medallion in two story foyer
- Beautiful large deck overlooking back yard for year round enjoyment
- Red oak hardwood floors and generous carpet allowance for bedrooms
- State of the art kitchen with Stainless Steel cooktop, Stainless Steel Built in Fridge with bottom freezer, Stainless Steel dishwasher, Stainless Steel double ovens and island seating. Stunning!
- Custom laid tile work in all full baths. Frameless shower door and enclosure in master bathrooms
- Built in custom solid shelving and cabinetry in all closets-not wire!
- Plentiful inside storage and a dedicated storage area in the lower level. Conditioned attic as well!
- Super Smart Wired for sound, theater, network, telephones, security and video-not like most homes but with more than 4 miles of extremely high quality wire installed including fiber optics for anything you might need in the future. Garage door openers, thermostats, locks and water heater all online
- Neighborhood of higher end homes and booming growth

### **Outside**

- Beautifully landscaped front yard with 70 year old oaks, Japanese Maples, azaleas and pines
- Beautiful deck off family room for summer entertaining
- Stone and Hardie exterior

### **Inside**

- State of the art kitchen layout including pro quality Stainless Steel cooktop, Stainless Steel dishwasher, built in Stainless Steel refrigerator and double ovens.
- All main rooms have remote controlled ceiling fans
- 9' ceilings on all three floors
- Red oak floors throughout living areas
- Upstairs Master bathroom is luxuriously complete with huge multi zone spray head shower, double vanities and huge walk in closets with cabinetry.
- Interior doors include solid core panels.
- Open web truss floor system for immense strength and no cutting for plumbing, HVAC runs, etc.
- Advantech plywood underlayment for solid, flat floors

# Includes The Following Packages:

## ▶ **Shea Builders Gold Energy Package**

*Your home will be energy efficient and very economical to run*

- This house is modeled to use less than \$100 of electricity per month!
- Energy Star top end appliances include refrigerator, oven, cooktop, dishwashers and microwave
- LED lighting throughout
- House is sealed tight against air leakage and pest infiltration
- Foam filled headers so window and door areas are well insulated
- We foam around our windows to keep them quiet and comfortable
- Tankless hot water with recirculation pump. This means instant hot water at every sink. For a family of four, that could save 20,000 gallons of water a year not having to wait for hot water!
- Icynene foam insulation. That means a nice cool attic for equipment and storage. Extremely high performing!
- Trane heating and cooling equipment-the best equipment on the market.
- Pella Low e Energy Star windows and doors
- Nest Thermostats that learn how to save energy

## **Shea Builders Gold Quiet Package**

*Want to have some peace and quiet?*

- Insulated floors to reduce sound between levels
- Insulated bath walls
- Cast iron drops-eliminate the sound of water running inside walls
- Oversized air vents to reduce whistling noises
- Insulated master bedroom – All 6 sides
- Ultra quiet garage door operators are the quietest you can buy
- Delta DC bath fans that are the quietest on the market



## *Shea Builders Gold Technology Package*

*Unlike most builders, we put an enormous amount of planning and effort into building a leading edge technology home:*

- High speed network wiring (Cat 6a) to every room in the house including the master bath. Almost everything in future homes will be on a network and this house will be ready
- Fiber! Main trunk is fiber, which can more than handle anything on the horizon!
- We run multiple network taps into each bedroom so if you move furniture around you won't have to drape wires across the room
- We pre-wire for security cameras in all main areas
- We install motion lights outside
- Telephone jacks for every room. We use Cat 6 wire for the taps so they can be used as a second network tap or video feed as well
- High speed cable lines to each TV location to distribute whole house video. Multiple taps are installed in all bedrooms
- Pre-wire for audio speakers and theater surround systems
- Dedicated technology closet for ease of use
- Prewired for whole-house systems like Crestron and Control 4. These systems allow you to control heating, AC, garage doors, security cameras, etc.
- Wireless Nestle thermostats can be controlled from anywhere you are connected. Forgot to turn on the heat when you left? No problem. Pull up your smartphone and adjust the heat with one hand!
- Schlage electronic locks can be controlled from anywhere. Did you remember to lock the front door? No problem, just pull up the app and control it from there including being able to unlock it for guests
- myQ garage door openers are programmable and controllable from an app. Went on vacation and not sure if you closed the garage doors? No problem, pull up the app and control it from there no matter where you are in the world!
- Bath vanities each have 4 outlets instead of 2. This allows a curling iron, hair dryer, and electric toothbrush to always be plugged in
- Hidden Rev-a-Shelf pullout corner hardware that utilizes the entire corner cabinet. Very cool!

## Hidden Features That Make Our Homes The Best Value

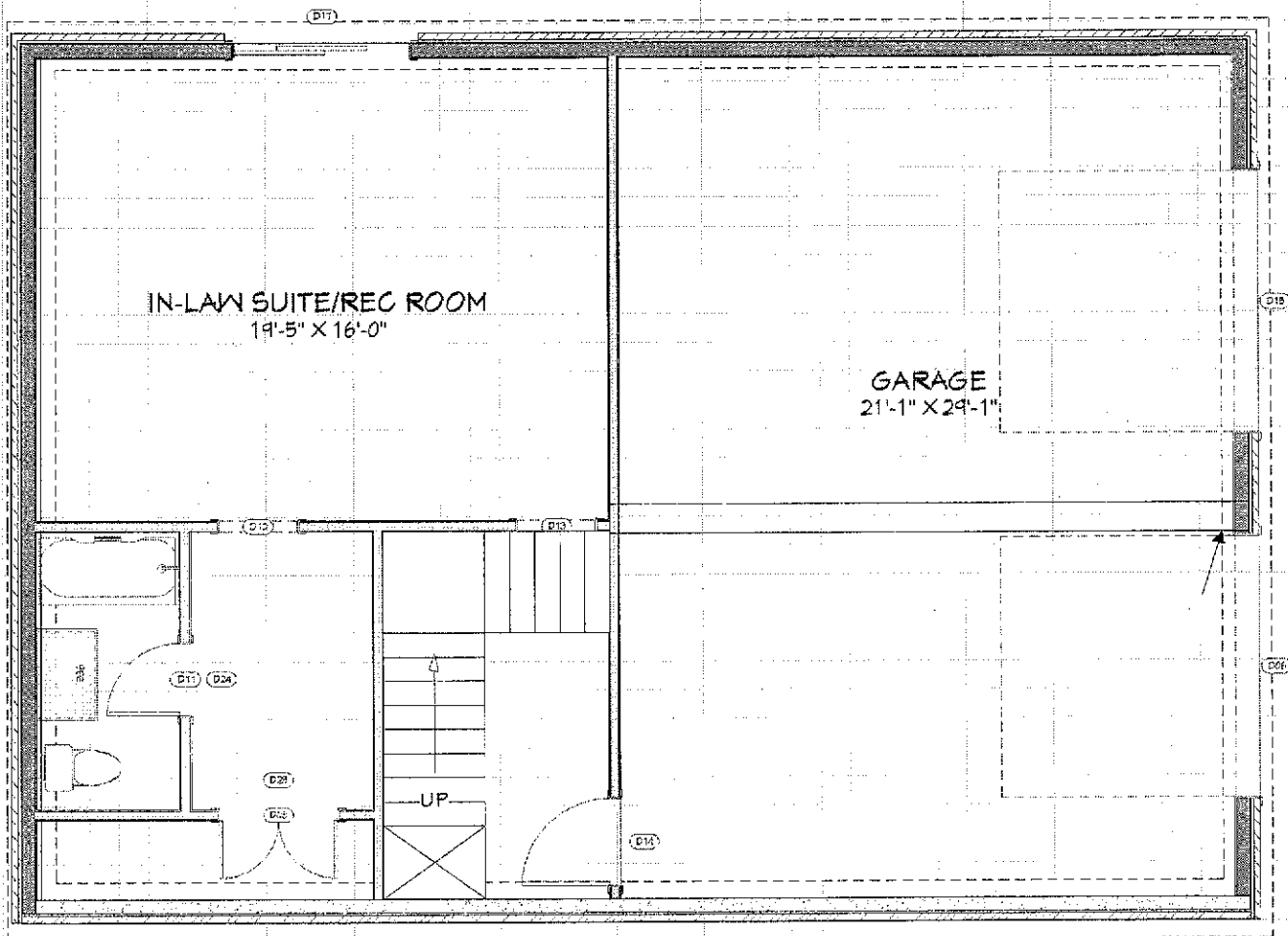
Shea Builders wants our customers to be happier with their homes every day they live in it. We make this happen by putting in details that you cannot always see. We also are very serious about our environment and helping save our precious resources:

- Every floor is built on floor trusses. So what? Well these are the strongest floors you can buy. They are also open so running pipes and wiring through them requires no cutting of the beam itself. Makes for a cleaner, better finished product with less "bounce" and noise
- California corners and foam headers-These allow a far larger area of the outside walls to be filled with insulation instead of wood. Makes the house quieter and more comfortable
- Our houses are incredibly strong. We use ultra strong floor trusses with glued down Advantech plywood. Our outside sill plates are glued down on all floors. Our footings are 24"x12" reinforced with steel-way beyond requirements. We don't want our houses to go anywhere!
- Cold air returns in bedrooms and main rooms-Cold air returns remove old, stale air and replace it with fresh air. No more complaints of rooms being stuffy or stagnant or wildly different room temperatures. Few builders do this because it costs more
- We are certified Microsoft engineers. We know computers, networking, telephones, audio/video systems and programming. We are technology fanatics and we want to make sure our houses are ready for the future.
- Sealed ducts and air tight recessed cans-no leaky air ducts means you aren't heating the attic. Air tight cans keep drafts away that makes room cold in the winter. THEN, we foam all lights to the drywall so they are airtight
- Hot water recirculation pump-no waiting for hot water. An average family wastes 20,000 gallons of water a year waiting for hot water at a faucet. What a waste of resources and time! We use the latest water heater technology that changes all of this. No waiting for hot water.
- Solid wood casing. Instead of using MDF (compressed cardboard) for trim, we use solid wood. Wood can absorb collisions with tricycles and not dent, unlike MDF
- Interior wall insulation-keeps rooms buffered from sound in other parts of the home. Master bedrooms, for example, are places to relax without having to listen to the TV in the next room. We pay special attention to bathrooms, dividing walls and master bedrooms to make them very sound isolated from the rest of the house. There is almost as much insulation on our interior walls as there is on the

outside walls. No one else does this!

- We love to cook! Kitchen design and layout as well as kitchen equipment is very important to us. That's why our kitchens not only look great but are even better to work in! Our cabinets are a joy to look at and use. We use Sub-Zero, Wolf, Viking, KitchenAid, Sharp and Bosch in our homes. These are the best appliances available for real cooks
- We include a lot of storage. All bedroom closets are outfitted with quality shelving. Then we provide plenty of other space so your garage can actually be used for cars!
- Beautiful finish details like inlaid exotic wood floor medallions (standard on all of our homes), large crown, coffered ceilings, wainscoting, etc. Every time you come home you will appreciate the beauty of your house
- Extra wide stairs. Seems silly but our stairs are 6" wider than most and that extra room is great for carrying kids, groceries, extra big furniture, etc.
- Tile walls to the ceiling. We tile our bathroom walls to the ceiling. Why? This protects the entire bath system if Jr. wants to have a water cannon fight in the bathtub. It also looks much nicer
- 9' Garage doors. Most builders sell 8' wide or 16' wide double garage doors. Ours are 9' wide by 8' tall to handle any vehicle comfortably.
- Kitchen cabinets include all wood construction and lots of glass. Glass is just plain nicer looking. It's easy to see equipment without opening doors and brings the whole layout up a notch. The all wood construction is higher quality cabinetry with truer dimensions and nice finish
- Commercial type kitchen faucets for the cook. Big, easy to reach faucets make prep and cleanup easier
- Storage under the island. Even with seating for 5-6 people at the island why waste the space under it? We put in shelving cabinets for extra storage
- House is prewired for cameras, satellite dishes, Google Fiber and pretty much anything else you might want. Most of it is hidden away but easily accessible for whenever you might want to use it
- Maybe most important, we have no supervisors. We are the builders and we are on site every single day. Our hands on work with each and every step of our building process ensures that no corners are cut and you get the highest quality home possible.

Thank you for your interest!  
Kevin and Joanne Shea  
Shea Builders



LIVING AREA

