

Shea Builders

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Brand New Energy Star Home in Serenity Woods



4619 Serenity Woods Ct, Charlotte, NC 28216
\$937,500

This custom, **Shea Builders** new construction home is located in one of North Charlotte's newest neighborhoods, Serenity Woods and is filled with cutting edge technology and high quality building systems. All electric, this Energy Star house has electric car chargers, heat pump water heating, dual top end Trane heat pumps and induction cooking. It's also built with 2x6 walls, icynene foam insulation, 1-1/4" plywood floors, 18" open web floor trusses and more. In fact, this house is built well beyond Energy Star's 3.2 requirements and will be very inexpensive to run.

Serenity Woods is a beautiful 12 home community of half acre lots, nestled on a dead end road. Conveniently located 1 1/4 miles from Interstate 485 at Exit 16, it's an easy commute to Charlotte Uptown. There is great access to employment, shopping and entertainment while being very quiet and serene. Serenity Woods is one mile from the 'center' of the Mountain Island community (NC16 at Mt Holly-Huntersville Rd), with Riverbend Village which includes the Corning Optical Campus, Harris Teeter grocery, plus a dozen boutiques and services and eleven dining options. Only 15 minutes to downtown Charlotte.

Serenity Woods is currently served by Mountain Island Lake Academy (K-8) and Hopewell High School. Mountain Island Charter School, and Mountain Island Day School are each roughly 4 miles from Serenity Woods.

Features and Amenities of 4619 Serenity Woods Ct, Charlotte, NC 29216

- Beautiful traditional 2 story home with approximately 3,600ft² of heated space
- 4 bedrooms, 3.5 baths sitting on a grassy 1/2 acre of land in a neighborhood of all new homes
- Energy Star 3.2 rated all electric home. ***Very inexpensive to run and qualifies for electric bill discount from Duke Energy***
- Extensive real wood details including multi piece crown, wainscoting and coffered beams
- Super Smart Wired for sound, theater, network, telephones, security and video-more than double the wiring of standard new construction homes with more than 4 miles of extremely high quality wire installed for anything you might need in the future
- A kitchen equipped for real cooks and ready for entertaining with two dishwashers, two refrigerators, two ovens, two sinks, 36" induction cooktop, huge island with seating, undercounter lighting and much more
- Large walk-in Pantry off of kitchen
- Built in "Robot" Center for the future; ready for your favorite vacuum to plug in
- Built in custom solid shelving and cabinetry in all closets-not wire!
- Two home offices on the first floor
- Master bedroom has dual vanities, soaking tub, custom tile and a huge walk-in closet
- Huge second floor laundry room with plenty of storage
- Attached, side loading 2 car garage with quiet openers and electric car charger

Outside

- Professionally landscaped front yard
- Front porch with real 8x8 solid rough sewn cedar columns
- Solid mahogany double front door
- Board and batten siding blending rustic charm with contemporary aesthetics
- Lifetime guaranteed roof shingles with metal roof accents
- Hidden soffit lights in front of house and at garage door openings
- Awning over rear slider for backyard entertaining
- Collapsible sliding 9' patio door that has dual sliding panels. Opens up very wide
- 500w floodlight illuminating grassy large backyard abutting old oak and pine trees
- Pella Energy Star windows

Inside

- A kitchen built for entertaining, large families and people who like to cook
- 9' ceilings on main floor, 9' on second floor
- All main rooms pre wired for ceiling fans
- Interior doors include solid core panels, 1-3/4" thick on first floor
- Wainscoting in main hallway, and dining room creating classic detail to areas
- Ceiling beams in family room and kitchen defining each area with architectural detail while remaining open and airy
- Master bathroom is luxuriously complete with huge multi zone spray head shower, custom double vanities and huge walk in closets with solid cabinetry.
- Open web truss floor system for immense strength and no cutting for plumbing, HVAC runs, etc. Advantech 1-1/4" plywood for noise reducing, firm floors

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Includes The Following Packages:

SB Platinum Energy Package

- Energy Star 3.2 rated home-tighter, cleaner, quieter and more comfortable house that is far less expensive to own and entitles the owners to a discount from Duke Power. This house is modeled to use less than \$100 of electricity per month!
- Energy Star top end appliances include two refrigerators, two ovens, induction cooktop, two dishwashers and microwave
- LED lighting throughout
- House is sealed tight against air leakage and pest infiltration with Icynene spray foam. Framing is pretreated for termites and pests
- Foam filled headers so window and door areas are well insulated
- We foam around our windows to keep them quiet and comfortable
- 80 gallon heat pump 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! This heat pump is less expensive to run than tankless water heaters
- Trane heating and cooling equipment-the best equipment on the market. We also install ultra high equipment-not the 'builder' grade most new homes have

Insulated SB Platinum Quiet Package

- Insulated floors to reduce sound between levels
- Insulated bath walls
- Insulated plumbing drops-eliminate the sound of water running inside walls
- Oversized heat and return vents to reduce whistling noises and keep air movement in the background
- Variable speed fans in the heating and air equipment. Almost everyone else uses fixed speed fans which operate on high all the time. Variable speed fans only operate fast enough to move the air needed
- Insulated master bedroom – All 6 sides
- Top of the line garage door operators are the quietest you can buy
- Panasonic bath exhaust fans-as quiet as they come

SB Platinum Technology Package

Shea Builders puts an enormous amount of planning and effort into building a leading edge technology home:

- High speed network wiring including optical cable to every part of the house Almost everything in future homes will be on a network and this house will be ready
- We pre wire for security cameras
- Whole house sound wiring in main rooms
- Living area wired for THX surround sound
- High quality OnQ boxes tie everything together so the house is easy to work on in the future
- We install chases from outside and from the attic to the technology closet. We don't know what the future will bring so be prepared
- Prewired for whole house systems like Crestron and Control 4.
- Apps control your heating/cooling, garage doors, appliances, network, robots, water heater, cameras, door locks and many more.
- We built in a "Robot Center". Soon, a cleaning robot will do the mundane work of vacuuming and mopping the house (amongst other things). This house has a center that is plumbed and powered, ready for the changes we will soon see

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:

- Energy Star Rating-Energy star homes are more efficient than standard homes. Besides getting a discount on your electric bill, this home will be incredibly economical to run. In fact, **our homes far exceed Energy Star requirements**. You will be stunned at how inexpensive your home will be to run and maintain.
- Every floor is built on 18" open web floor trusses covered with 1-1/4" Advantech plywood. 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 that doesn't 'bounce' or vibrate when people walk across them
- 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. 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
- Our designers 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.
- Variable speed fans for heating and cooling-the house will be comfortable, not noisy from single speed fans that most people use. Variable speed fans operate just fast enough to keep the house comfortable
- 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. And we insulate ALL of our water lines, hundreds of feet. This keeps hot water in the lines and doesn't heat up the rest of the house
- 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 custom cabinets are a joy to look at and use. We use Sub-Zero, Wolf, Viking, KitchenAid, LG, GE, Sharp and Bosch in our homes no matter what the price point. These are the best appliances available for real cooks
- We include a lot of storage. All bedroom closets are full size walk ins. Then we provide plenty of other space so your garage can actually be used for cars!
- Beautiful finish details like large crown, coffered ceilings, wainscoting, etc. Every time you come home you will appreciate the beauty of your home
- Maybe most important, we do not use supervisors. We are the builders and 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
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