

Features & Upgrades

5307 Mirabell Dr., Charlotte, NC 28226

Inside Features & Upgrades

- Entertainment Room featuring full Dolby Atmos & Sonos surround sound system
- Hardwood flooring throughout the entire home
- Family Room with Sonos surround sound, gas log fireplace, custom built-ins, and French doors to the backyard for seamless indoor/outdoor living
- Chef's Kitchen featuring premium appliances (Sub-Zero refrigerator and wine fridge, Bosch dishwasher, Wolf range, wall oven, drawer microwave, and warming/proofing drawer), two beverage drawers, quartzite countertops, a Sonos sound system, ample storage, and a dedicated dining area
- Butler's Pantry equipped with an additional Bosch dishwasher, two full-height wine fridges, a stainless steel sink, quartz countertops, and extensive additional storage
- Whole Home tankless gas water heater
- 2-car Garage featuring a 240-volt electric vehicle charging port and pre-wiring for a second charger
- Light-filled home office with a gas log fireplace and custom built-ins
- Formal Dining Room wired with a Sonos sound system
- Large Great Room showcasing a vaulted ceiling, floor-to-ceiling windows overlooking the backyard, and a Sonos sound system
- Luxurious Owner's Suite overlooking the pool, featuring a Sonos sound system and an ensuite bath with a deep soaking tub, multi-head shower, and dual walk-in closets

Inside Features and Upgrades Cont.

- Upstairs Laundry Room conveniently located near bedrooms, featuring a professional dog wash station
- 3 additional bedrooms with walk-in closets and ensuite bathrooms
- Sunny home gym overlooking the yard with a large closet (can easily serve as a 5th bedroom)
- Freshly painted interior using top-of-the-line, washable Sherwin-Williams Emerald paint
- Large attic space with both walk-in and drop-down stair access

Outside Features & Upgrades

- Solar Panel System with battery backup, dramatically reducing power bills and providing full power during outages (Solar System will be paid in full by the seller at closing)
- Saltwater Pool with automation system for effortless enjoyment
- Large Hot Tub featuring a hydraulic lift lid for effortless use (less than 1 year old)
- 2 beautiful outdoor pergolas in the pool area, including one with a ceiling fan to extend outdoor enjoyment
- Pool Maintenance House equipped with pull-down attic storage
- Mature landscaping across a large, private backyard oasis featuring a fruiting plum tree and native, low maintenance, water efficient plant species
- Automated, programmable irrigation system and landscape lighting
- Full home security system featuring three 4K outdoor cameras, smart doorbell, and comprehensive sensors (front, back, garage, and backyard gate doors, plus windows)
- Keypad entry on the side and garage doors for easy, keyless access
- Quiet cul-de-sac location in the desirable Pellyn Grove neighborhood close to Strawberry Hill and SouthPark shopping/dining, and minutes from Uptown
- 2024: New roof and Leaf Guard gutters, Owner's Suite HVAC, privacy fence
- 2025: Pool liner, light, saltwater system, & automation equipment, interior & exterior paint, tankless water heater
- Optional HOA

Over \$470,000 in upgrades since 2024