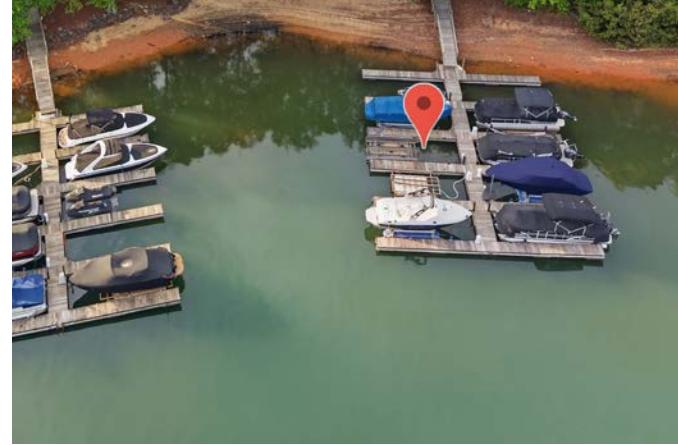


# BEAUTIFUL HOME IN THE POINT

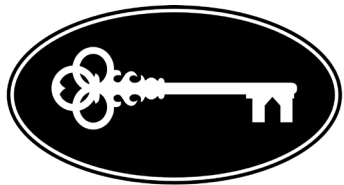
## CURATED FOR THE ULTIMATE LIFESTYLE EXPERIENCE



**109 Kingsbury Court, Mooresville, NC 28117**

**4 Bedrooms/3 Full Baths/2 Half Baths | Pool with Spa | Deeded Boat Slip**

Situated on a large corner water-view homesite just moments from the community boat slip, this exceptional residence showcases a seamless blend of luxury craftsmanship, advanced technology, and thoughtfully designed indoor and outdoor living spaces. The home is enhanced by a fully integrated Control4 smart home system, offering effortless control of lighting, climate, security, media, and pool functions, along with whole-home audio and dedicated theater spaces for an elevated entertainment experience. High-end finishes and extensive millwork are featured throughout, complemented by a well-appointed chef's kitchen with premium appliances, custom cabinetry, and expansive gathering areas designed for both everyday living and hosting. Outdoor living is equally impressive, highlighted by a resort-style saltwater pool and spa with updated finishes and equipment, a covered terrace with fireplace and built-in grilling station, and multiple areas for relaxation and entertaining. Additional upgrades include whole-house water filtration and monitoring systems, enhanced security with cameras and sensors, high-speed fiber internet with comprehensive WiFi coverage, and upgraded mechanical and utility systems designed for comfort, efficiency, and peace of mind. Every detail has been carefully curated to deliver a refined, connected, and low-maintenance luxury lifestyle.



KELLERWILLIAMS  
*Luxury*  
THE TEMPLE TEAM

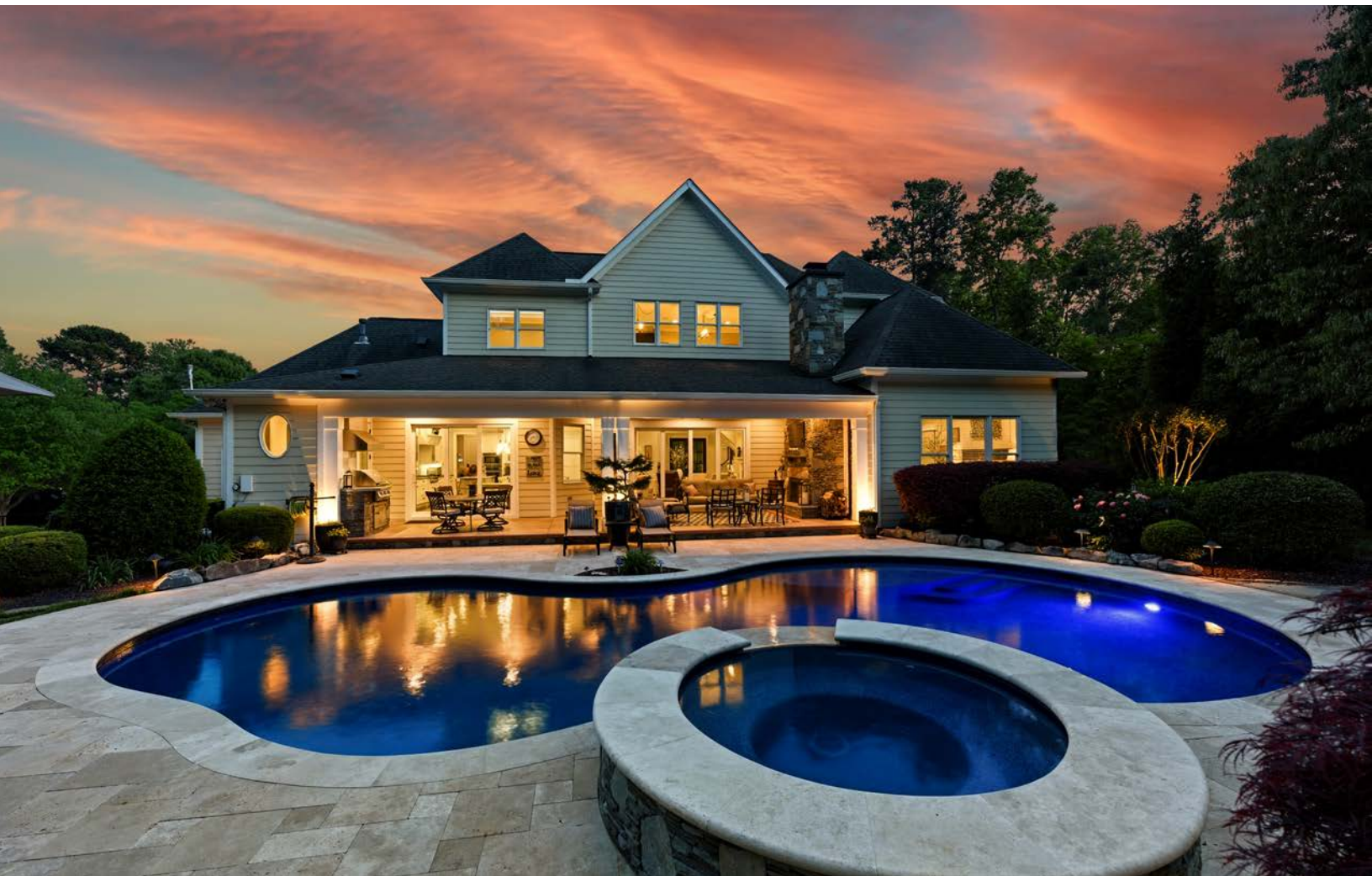
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PRESENTED BY **KELLY SMITH** and **PAMELA TEMPLE**

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## Beautiful Craftsmanship & Fine Architectural Details

- Water views from many of the front rooms, downstairs and up
- High quality materials and finishes used throughout the home
- Hardwood floors throughout main living areas
- Extensive trim work, crown molding, and designer lighting
- Two-story foyer with hardwood floors, double wood doors with rippled glass, and staircase with wood treads and wrought iron spindles
- Wet bar (easily accessed from dining room, foyer, and great room) with beverage fridge, granite countertops, tiled backsplash, serving counter, and display shelving
- Great room features coffered ceiling, gas fireplace with built-ins, multi-panel sliding doors opening to the covered terrace, and a surround sound system



This top-of-the-line kitchen is both gorgeous and functional with all the bells and whistles! You'll love it from the appliance package to the hidden pantry!



## Top-of-the-Line Kitchen

- Thermador appliances including:
  - Gas cooktop with griddle
  - Convection wall oven
  - Built-in microwave
  - Dishwasher
  - Large built-in refrigerator
- Kitchen speakers connected to the whole-house audio
- Two islands with prep sink and main sink
- Marble countertops on the islands
- Leathered granite on the remaining countertops
- Custom cabinetry with lighting and organizers
- Hidden walk-in pantry with built-ins
- Breakfast area with sliding doors to terrace
- Computer niche in the back corner with pretty trimwork and a built-in desk area



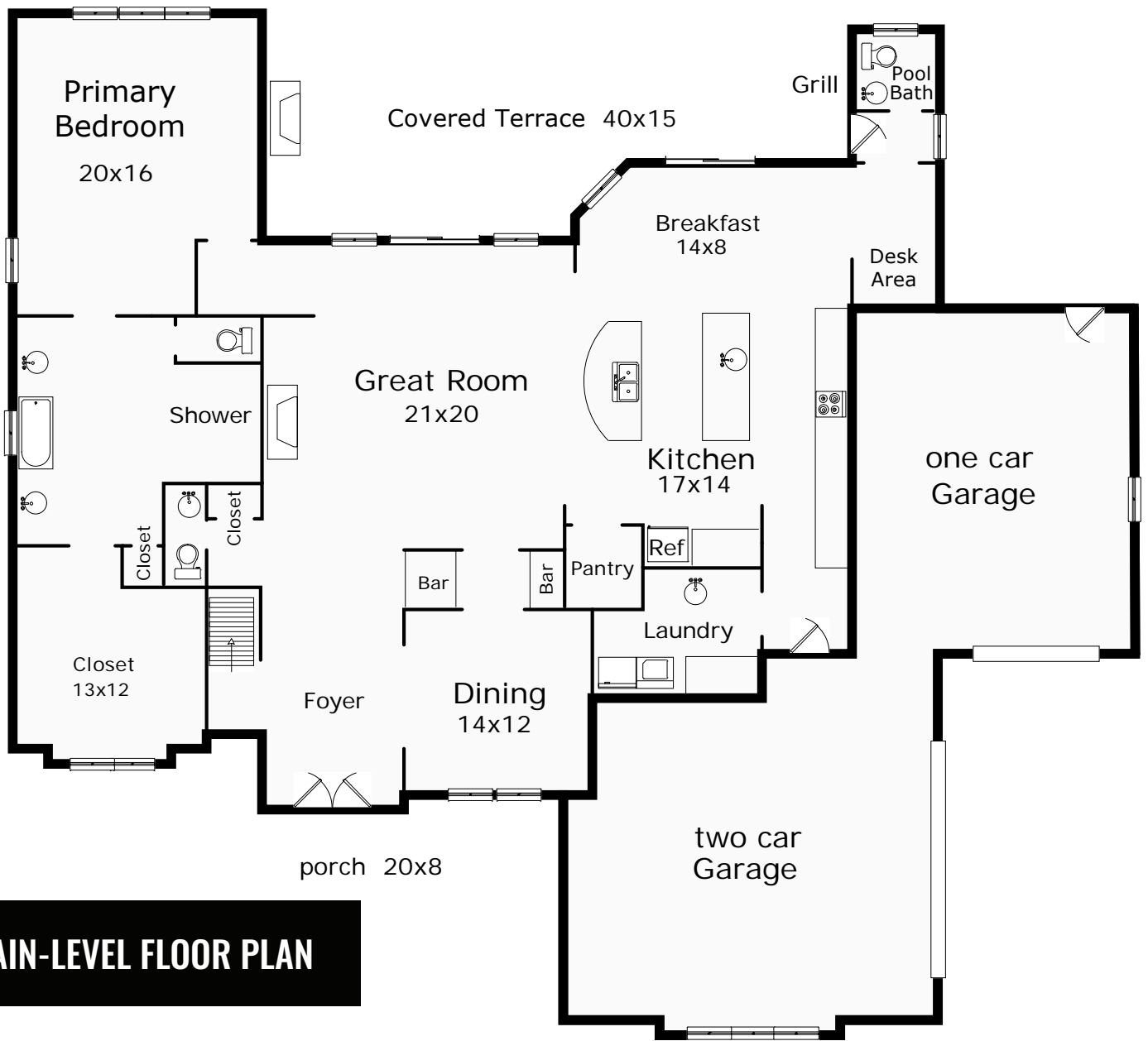


The primary suite is a spacious oasis for the homeowner with a spacious bedroom, a spa-like ensuite bath, and plenty of closet space.

## Retreat to the Primary Suite

- Large bedroom with tray ceiling, hardwood floors, and backyard views
- Elegant barn door opens to the primary bath
- Spacious walk-in closet with built-in closet system
- Spa-style bath features: dual vanities, freestanding tub, large tiled shower, and a water closet with Toto Washlet+ toilet seat with remote
- Primary bedroom, bathroom, and closet speakers connected to the whole-house audio





**MAIN-LEVEL FLOOR PLAN**



**4,579 Heated Sq Ft Living Space | 1028 Sq Ft of Garage Space**

## Additional Main Level Spaces

- Powder room with vessel sink and Toto Washlet+ toilet seat with remote
- Pool bath with exterior access
- Drop zone with built-in storage
- Laundry room with cabinetry, sink, and granite counters

## Garage Features

- Oversized 2-car + 1-car configuration (connected)
- Epoxy flooring
- Built-in storage
- 220V outlets and multiple 20-amp circuits
- LiftMaster MyQ smart garage door openers
- TV and audio installed

## Control4 Smart Home System & Technology...

- Full Control4 home automation system controlling:
- Lighting, HVAC, security, locks, garage doors, pool systems, ceiling fans, and media
- 3 mobile touchpads + app control
- Scene-based lighting and whole-home automation ("Good Morning," "Good Night," "Home," "Away")
- Whole-home audio/video distribution with multiple zones
- Theater with 7.1 surround sound; additional surround sound zones throughout home and outdoors
- High-speed TDS fiber internet with multiple WiFi access points (interior and exterior)
- Electrical outlets around exterior for general use and holiday lighting (automated via Control4)

## Other Equipment & Systems...

- Central vacuum system with updated motor, hoses, and attachments
- Additional electrical outlets throughout home and closets
- Minka Aire ceiling fans in select rooms

## Security Systems

- Honeywell alarm system with Alarm.com integration
- Nest cameras with AI-enhanced monitoring
- Coverage includes:
- Doors and pool gates
- Glass break sensors
- Motion detectors
- Window sensors
- Automated lighting response during alarm events

## Water & Utility Systems

- Kinetico whole-house water filtration and softener
- Reverse osmosis system (kitchen and ice maker)
- Moen Flo smart water monitoring and shutoff system
- Leak detection at key locations (attic water heaters, laundry, softener)
- Irrigation system with 16 zones, including dedicated zones for planters
- Dedicated WiFi control for irrigation

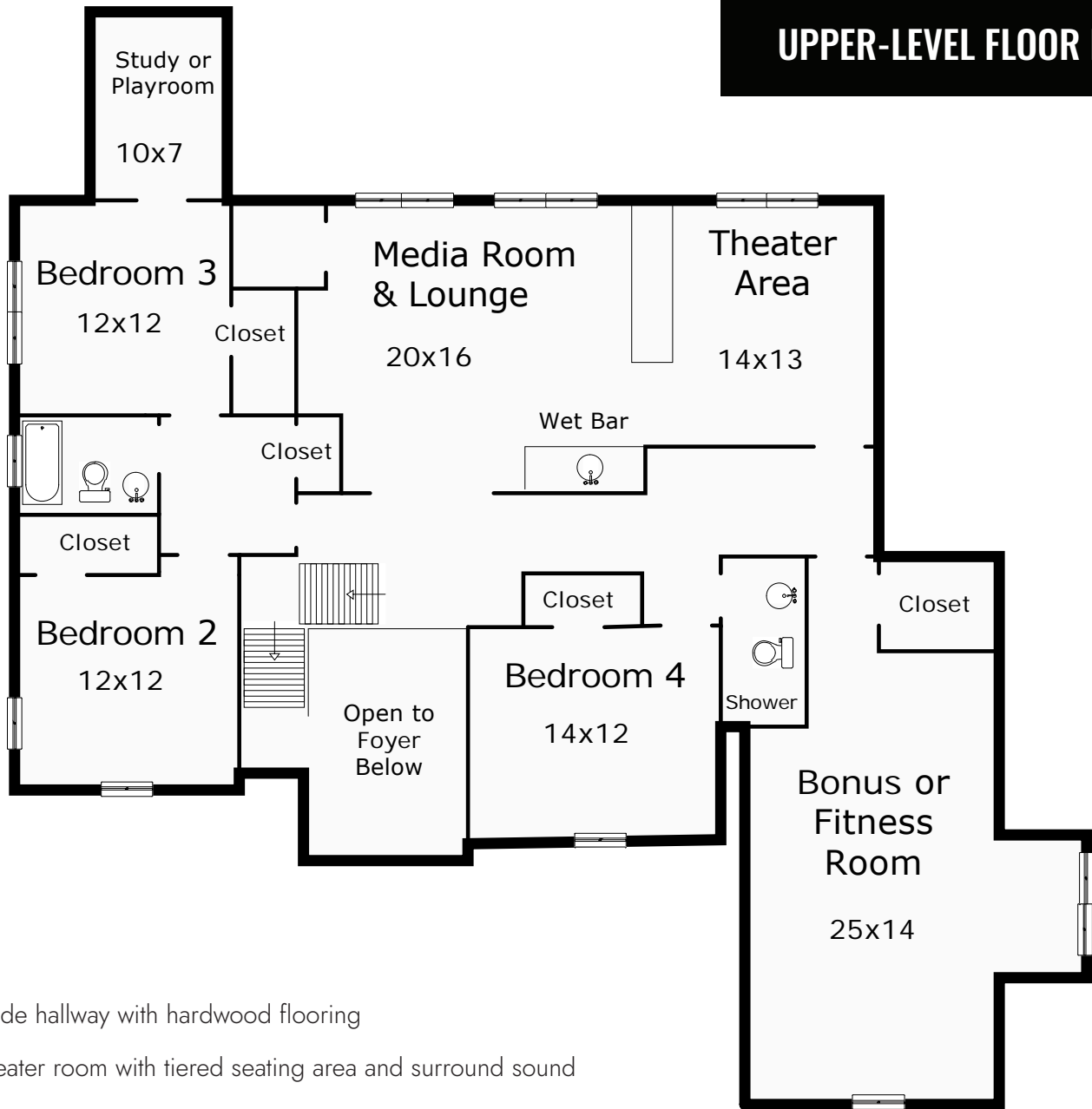
### Value-Adding Included Items:

- Theater TV
- Garage Gladiator wall system
- Garage speakers
- Pool tools and cleaner
- Outdoor pots connected to irrigation

### Exclusions (fixtures that do NOT convey):

- Exercise equipment and racks
- Most TVs and mounts (except theater TV)
- 4 subwoofers
- Boat lift (available separately)

# UPPER-LEVEL FLOOR PLAN



- Wide hallway with hardwood flooring
- Theater room with tiered seating area and surround sound
- Office/lounge with wet bar
- Multiple full bathrooms with upgraded tile and fixtures





- Spacious bonus/fitness room with walk-in closet
- Could optionally be used as a bedroom



- Back bedroom with double window and tray ceiling
- Adorable little alcove, perfect for a study or playroom



- Secondary bedroom with water view and walk-in closets

- Secondary bedroom with water view, walk-in closet, and high tray ceiling with stylish light fixture



# Fantastic Outdoor Living Space for Relaxing and Entertaining



- Large corner water-view lot
- Fully landscaped with visual seclusion in backyard
- Landscape lighting (Vista and Kichler LED uplighting and flood lighting)
- Covered front porch with water views
- Fire pit with matching façade, travertine surround, and flagstone walkway
- Firewood rack with wood
- Outdoor TV (pivoting for pool/hot tub viewing)
- Dedicated outdoor WiFi access point
- Covered rear terrace fully shaded almost completely year round

## Outdoor audio system:

- 4 directional speakers + 2 subwoofers at pool
- Rock speakers at fire pit

## Covered terrace with:

- Built-in stainless natural gas Twin Eagles grill with exhaust hood, stone surround, and counters
- Wood-burning fireplace with gas starter, stacked stone surround, custom doors, and TV mount
- Large ceiling fans

## Beautiful high-tech pool with:

- Spa and waterfall
- Seating ledges (shallow and deep ends)
- Brilliant Pebble Tech "Deep Cove" finish
- Travertine coping and hot tub surround
- Travertine backsplash at waterfall
- Auto-fill system
- Robotic pool cleaner included
- New equipment: variable speed pump, ozone system, salt cell, canister filter, chlorine tab dispenser
- IAquaLink control system

**Boat Slip #8 at Pier G is just steps away for easy access!**

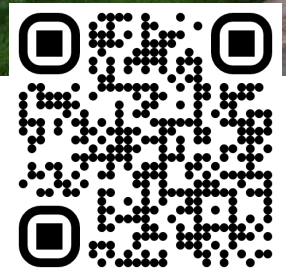




**You'll Love Living In The Point in View of Beautiful Lake Norman!**



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