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PRESENT

# CASA LUCE

WHERE ARCHITECTURE MEETS LIGHT, WATER, AND INTENTION

106 NORCROSS LN.  
MOORESVILLE, NC 28117



COLDWELL BANKER  
REALTY



# A PRIVATE WATERFRONT ESTATE ON LAKE NORMAN

*Introducing Casa Luce, a striking modern waterfront estate positioned on over 220 feet of pristine Lake Norman shoreline. Thoughtfully designed to blend architecture, natural light, and effortless indoor-outdoor living, the property offers a rare combination of privacy, craftsmanship, and elevated lifestyle.*

*Set on approximately 1.2 private acres with unforgettable sunset views, Casa Luce was designed for those who value intentional living, sophisticated entertaining, and timeless modern design.*

*Built by award-winning Titan Custom Builders and recognized as the 2019 Best Build on Lake Norman, the residence embodies a level of detail and quality rarely brought to market.*







STEP INSIDE

# CASA LUCE

This lakefront, award winning Lake Norman estate was envisioned for effortless luxury living where architecture, natural light, and waterfront serenity exist in perfect balance. Modern yet warm, refined yet relaxed, every detail was curated to create a home that feels both elevated and entirely livable.



# THE DESIGN

Expansive walls of Anderson glass frame panoramic water views throughout the home, while reclaimed white oak flooring and custom millwork create warmth and sophistication in every space.

A dramatic floor-to-ceiling fireplace anchors the main living area, while a custom floating staircase crafted from glass, steel, and wood serves as a sculptural centerpiece within the home. Every finish was selected to create an atmosphere that feels elevated, relaxed, and entirely livable.

## MODERN DESIGN. TIMELESS LIVING.

### design philosophy

Casa Luce embraces a minimal, organic, and quietly luxurious aesthetic. The interiors balance warmth and sophistication through layered textures, curated finishes, and a connection to the surrounding landscape.

Every element was selected by the builder with intention:

- Open, light-filled living spaces
- Seamless indoor-outdoor transitions
- Refined materials and custom details
- A palette inspired by earth, stone, water, and light

The result is a home that feels both architecturally striking and deeply inviting.



# EXPERIENCE THE LIFESTYLE

From the moment you arrive, Casa Luce feels intentional with spaces designed to flow seamlessly from indoors to out. Every room captures light differently throughout the day, creating an atmosphere that feels calm, private, and undeniably luxurious.

This is a home designed for:

- Sunset dinners overlooking the water
- Slow mornings with coffee on the terrace
- Effortless entertaining
- Weekend escapes that never require leaving home

Life at Casa Luce extends beyond the walls of the home. Days begin on the water and end with golden hour reflections across the lake.

Whether hosting guests, enjoying quiet mornings, or arriving back after a long week, the property offers a rare sense of escape while remaining connected to the energy of Charlotte and the best of Lake Norman living.

Private. Relaxed. Elevated.







# LUXURIOUS PRIMARY



# PROPERTY FEATURES

## **Complete Property Overview**

- 5 Bedrooms | 5 Full Bathrooms
- 4,700 Sq Ft
- Approx. 1.2-acre private waterfront lot
- Approx. 220+ feet of Lake Norman shoreline
- No HOA
- Award-winning custom construction by Titan Builders
- 2019 Best Build on Lake Norman
- Exceptional waterfront location near the main channel
- Spectacular sunset views
- Newly added private dock
- Private estate setting with mature landscaping

## ARCHITECTURAL & DESIGN FEATURES

- Striking contemporary architecture
- Dramatic walls of Andersen glass
- Panoramic lake views throughout the home
- Custom solid mahogany front entry doors
- Solid mahogany sliding doors
- Reclaimed white oak tongue-and-groove flooring
- European hardwood flooring
- Custom millwork throughout
- Modern cable railing systems
- Custom floating glass, steel, and wood staircase
- Floor-to-ceiling Italian tile fireplace feature wall
- Designer lighting and premium finish selections throughout

## FOYER & ENTRY

- Silver gray travertine front porch and entry stairs
- Custom mahogany double entry doors
- Immediate panoramic views of Lake Norman upon entry
- Grand open-concept arrival experience

## GREAT ROOM

- Floor-to-ceiling Italian tile fireplace
- Dramatic wall of Andersen windows
- Uninterrupted Lake Norman views
- Reclaimed white oak flooring
- Open-concept living and entertaining space
- Seamless indoor-outdoor connection

## MAIN KITCHEN

- Oversized quartz waterfall island
- Apron-front chef's sink
- Custom high-gloss modern black cabinetry
- Dedicated cabinet pre-wired for television
- Thermador 48" Professional gas range
- Integrated grill and double ovens
- Stainless steel pot filler
- Sub-Zero refrigerator/freezer
- Bosch Silence Plus dishwasher
- Sharp microwave drawer
- Newly redesigned walk-in pantry
- Butler's pantry cabinetry
- Beverage refrigerator
- Dining area overlooking the lake
- Direct terrace access

## MAIN LEVEL OWNER'S SUITE

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- Private waterfront retreat
- Expansive lake views
- European hardwood flooring
- Custom mahogany barn door
- Private terrace access
- Wired for television and surround sound
- Spacious custom closets
- Custom closet cabinetry and shelving

## OWNER'S BATH

- Freestanding soaking tub
- Oversized Italian porcelain walk-in shower
- Italian porcelain flooring
- Floating under-lit cabinetry
- Heated towel drawer
- Designer fixtures and finishes

## MAIN LEVEL GUEST SUITE

- Private guest retreat
- Lake views
- European hardwood flooring
- Full ensuite bath
- Italian porcelain tile shower

## OFFICE/ BEDROOM

- Custom mahogany barn door
- European hardwood flooring
- Adjacent full bath
- Can easily function as an additional bedroom

## LAUNDRY ROOM

- Custom cabinetry
- Granite countertops
- Utility sink
- Raised washer/dryer platform
- Mudroom Area

## LOWER LEVEL ENTERTAINMENT & LIVING

- Fully finished walkout basement
- Designed for entertaining and multi-generational living
- Second full kitchen
- Spacious recreation area
- Dedicated gaming area
- Multiple seating and gathering spaces
- Direct patio access
- 72" Windmill ceiling fan
- Flush-mounted speaker system
- 65" Vizio 4K television
- Sliding doors opening to outdoor entertaining spaces

### **Lower Level Flooring**

- Large-format Italian porcelain tile
- Premium crack and moisture barrier installation

### **Lower Level Kitchen**

- Custom cabinetry with uplighting
- Solid surface countertops
- Decorative glass and metal backsplash
- KitchenAid electric range and oven
- KitchenAid dishwasher
- Sharp microwave drawer
- GE Monogram/Sub-Zero refrigerator

# CUSTOM WINE CELLAR

- Custom cabinetry and millwork
- Custom tile feature wall
- Cork accent walls
- Reclaimed barn wood ceiling
- Steel architectural accents

## Guest Suite 1 (Lower Level)

- Waterfront guest suite
- Lake views
- Private patio access
- Glass-enclosed shower
- Dual vanities
- Granite countertops
- Custom cabinetry
- Individually controlled mini-split HVAC

## Guest Suite 2 (Lower Level)

- Spacious guest accommodations
- Ensuite bath
- Tile shower and flooring
- Individually controlled mini-split HVAC

# GARAGE & STORAGE

### **Main Garage**

- 20' x 40' oversized garage
- Modern steel garage door with frosted glass
- Belt-driven opener
- Wi-Fi connected system
- Energy-efficient operation
- Sealed flooring
- Large enclosed storage room
- Built-in shoe storage
- Hanging storage area

### **Hobby Garage / Workshop**

- Additional garage bay
- Modern Clopay frosted-glass door
- Wi-Fi connected opener
- Sealed flooring
- Custom wood and metal cabinetry
- Stainless utility sink
- 94" granite work surface
- Matching granite shelving
- Porcelain tile backsplash
- Climate-controlled finished workspace

# OUTDOOR LIVING & ENTERTAINING

## WATERFRONT LIVING

- Newly added private dock
- Approximately 220+ feet of shoreline
- Rock seawall
- Main-channel proximity
- Incredible sunset exposure

## RESORT-STYLE AMENITIES

- Newly added resort-style swimming pool
- Extensive travertine hardscaping
- Newly added custom gas stone fireplace
- Outdoor kitchen and entertaining area
- Big Green Egg cooking station
- Screened-in porch
- Outdoor grilling station
- Outdoor refrigerator
- Cedar pergola
- 5-6 person sauna
- Multiple terraces overlooking the lake

## OUTDOOR FEATURES

- Silver gray travertine patios
- Modern cable railings
- Surround sound wiring
- Installed outdoor speakers
- Extensive professional landscaping
- Irrigation system
- Boulder retaining walls
- Custom pool equipment enclosure
- Painted patio surfaces
- Movable propane heater
- Outdoor fan system

## LIFESTYLE ADVANTAGES

- Minutes from Lake Norman's premier marinas
- Close to waterfront dining
- Near golf courses and country clubs
- Convenient access to shopping and services
- Privacy without sacrificing convenience
- Designed for luxury entertaining
- Ideal for full-time living or a waterfront retreat
- One of Lake Norman's most architecturally distinctive modern homes

## MECHANICAL, INFRASTRUCTURE & TECH

- Whole-house Briggs & Stratton generator
- Dedicated propane system
- Spray foam insulation
- New well filtration system
- Reverse osmosis water system
- Upgraded septic system
- Meticulously maintained mechanical systems
- 80-gallon water heater
- Nest smart thermostats
- High-efficiency mini-split HVAC systems
- Security system with cameras
- Wi-Fi enabled garage systems
- Routine HVAC servicing and maintenance

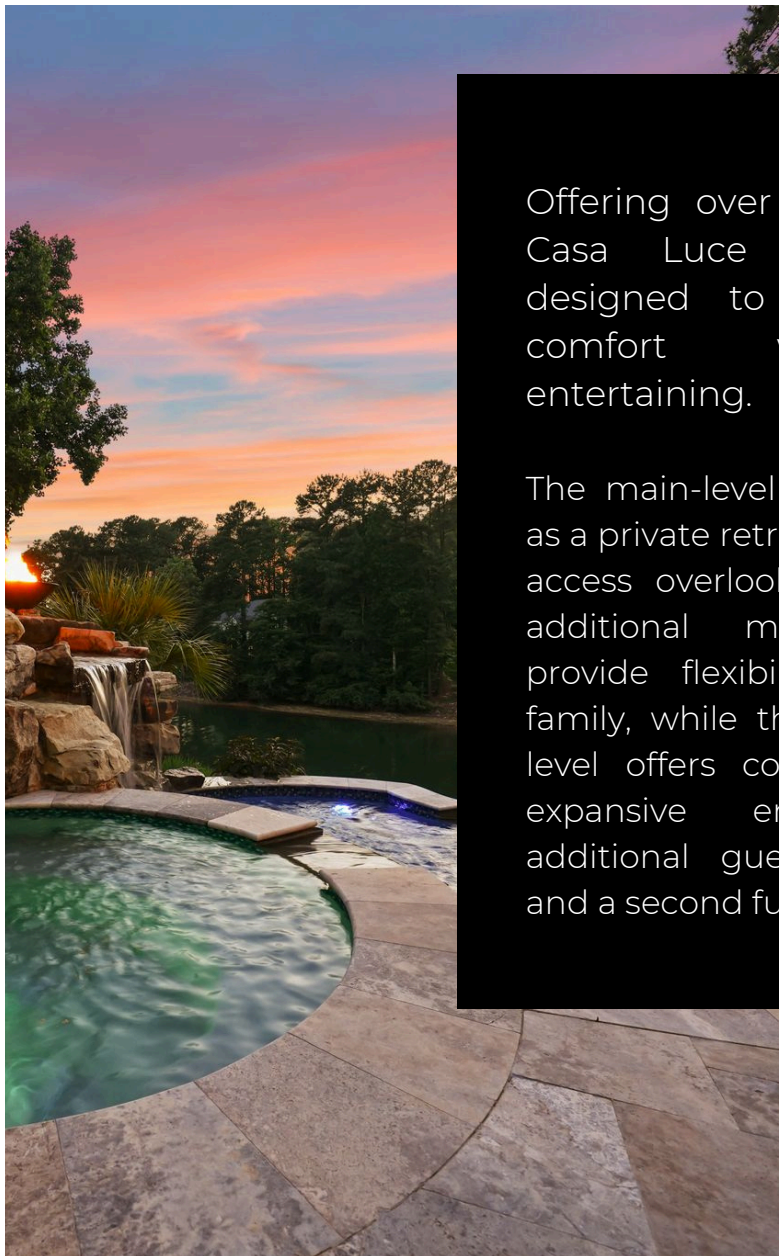
## NOTABLE UPGRADES SINCE ORIGINAL CONSTRUCTION

- Private dock added
- Resort-style pool added
- Extensive travertine hardscape expansion
- Outdoor kitchen and entertaining area added
- Custom gas stone fireplace added
- Pool equipment enclosure added
- Enhanced professional landscaping
- Well filtration and reverse osmosis system upgrades
- Pantry redesign and custom storage improvements





# EFFORTLESS LUXURY



Offering over 4,700 square feet, Casa Luce was thoughtfully designed to balance everyday comfort with high-level entertaining.

The main-level owner's suite serves as a private retreat with direct terrace access overlooking the water. Two additional main-level bedrooms provide flexibility for guests and family, while the full lower walkout level offers complete privacy with expansive entertaining spaces, additional guest accommodations, and a second full kitchen.





## EXPLORING INTERIOR LIVING

The kitchen was designed for both functionality and aesthetic impact, featuring:

- Premium Wolf & Sub-Zero appliances
- Quartz chef's island with apron-front sink
- Newly redesigned walk-in pantry
- Custom cabinetry and integrated wine refrigeration

Additional luxury details include:

- Custom wine room / cellar
- Solid mahogany front entry door
- Oversized sliding glass doors
- Designer lighting and curated finishes throughout



### ART & ARCHITECTURE

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# RESORT-INSPIRED OUTDOOR LIVING

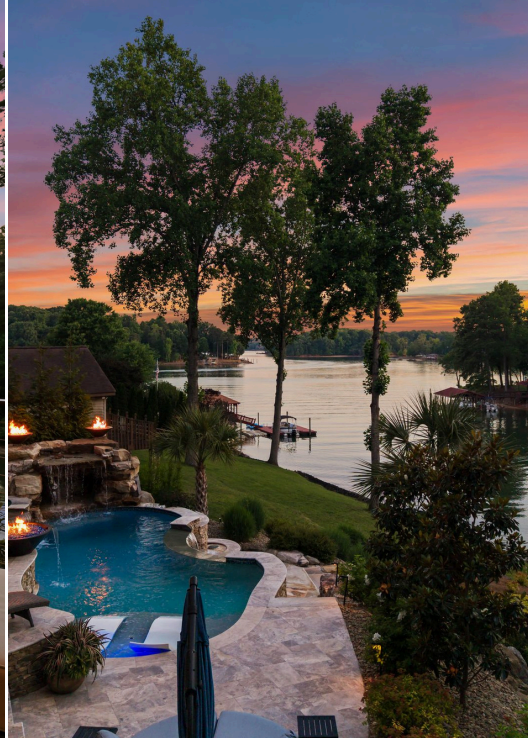
Casa Luce was designed to fully embrace the waterfront lifestyle.

Expansive terraces and entertaining areas transition seamlessly toward the lake, creating an atmosphere equally suited for intimate evenings or large-scale entertaining. Newly completed outdoor enhancements further elevate the experience, including a private dock, resort-style pool, extensive travertine hardscaping, and custom outdoor living features.

Outdoor highlights include:

- Newly added private dock
- Resort-style pool
- Extensive travertine hardscape
- Outdoor kitchen with Big Green Egg
- Custom gas stone fireplace
- Professionally designed landscaping
- Rock seawall
- Irrigation system
- Unforgettable sunset views across Lake Norman

Every detail was intentionally curated to create a property that feels more like a private retreat than a traditional residence.





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# EXPERIENCE CASALUCE



VT

VICTORIA THEWES  
MILLION DOLLAR LISTING QUEEN

Sports and Entertainment Division  
(704).615.2647  
victoria@milliondollarlistingqueen.com



BR

BAILEE RICHARDS

Partner | Business & Lifestyle Realtor®  
(980).420.1119  
bailee@brichproperties.com

*Charlotte • Lake Norman • Tampa*