

Features of Note

# 5318 Sandtrap Lane

*Carmel South*

Charlotte, North Carolina 28226

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## Foyer

- 11' high ceilings
- Coat closet

## Great Room

- Vaulted ceiling
- 2 sky lights
- Fireplace with gas logs(ventless) & slate surround
- Wet bar with glass shelving

Dining Room open to Kitchen and Great Room - 2018

## Kitchen renovated in 2018

- Custom cabinetry with pull-out deep drawers, roll outs for pots and pans, pull-out spice rack
- GE Café appliances
- Dual fuel range
- Quartz counters
- Two Built-in pantries with roll-out drawers
- Plantation Shutters

Office with French doors

## Den

- Overlooks beautiful green space
- Sliding door leads to patio
- Plantation shutters

## Primary en-suite

- Large sliding door leads to a private deck
- Walk-in closet with access from BR and Bath
- Custom closet system
- Bath has tub with Moen Jet spray and rain shower head
- Dual sink vanity with granite and tower cabinet



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## Bedroom 2

- Triple double hung windows installed within the last 5 years
- Doorway to bedroom and to bath are wheelchair accessible
- Shower has a zero threshold
- Travertine counter
- Recessed lighting in bath

## Miscellaneous

- Crown moldings in most rooms
- Neutral colors throughout
- Hardwood floors in all rooms except Den & 2 Bedrooms
- Recessed lighting in kitchen, office & bathrooms
- Oversized detached garage wired to house security system
- 2 private decks within front courtyard with new low maintenance aluminum railings
- Brick patio in rear of house
- Shadow fence was replaced 4 years ago. Sold “as-is”
- All exteriors of homes on Sandtrap Lane were painted 2022/2023. At that time any wood that needed replacement was identified.
- Windows and fireplace sold “As-Is”
- Be sure to walk down into “the Meadow” located in the rear of the property. It is a hidden gem that affords so much privacy.
- Carmel South is located across the street from Carmel Country Club
- The community does NOT allow “short-term” rentals. There is a limit on the total number of rental units This is strictly enforced by HOA



**GAYLE DALY | BROKER**

704.996.5556

gdaly@cottinghamchalk.com



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