

Features of Note

9823 Ardley Park Way • Mint Hill, NC • 28227

WELCOME HOME!

Offering 3,438 square feet of thoughtfully designed living space, this meticulously maintained original-owner semi-custom Niblock home, built in 2023, combines luxury, functionality, and exceptional value. Designed for both comfortable everyday living and effortless entertaining, the home features spacious open-concept living areas, private bedroom suites, flexible gathering spaces, and abundant storage throughout.

HOME FEATURES

- Quality semi-custom Niblock construction completed in 2023
- Meticulously maintained original-owner home
- Generous 3,438-square-foot floor plan thoughtfully designed to maximize comfort, privacy, and functionality
- Spacious, light-filled open-concept living with soaring ceilings and custom trim throughout
- Impressive great room featuring a gas fireplace, built-in ceiling speakers, and fully retractable sliding doors that seamlessly connect indoor and outdoor living spaces
- Expansive screened porch with epoxy flooring, ceiling speakers, and adjoining patio, ideal for entertaining and relaxing
- Thoughtfully designed kitchen with stainless steel appliances, abundant cabinetry, and an oversized island offering exceptional prep space, seating, and gathering room
- Stunning main-level primary retreat with a sitting area and direct access to a spa-inspired ensuite bath
- Luxurious primary bath featuring a large walk-in shower, dual vanities, built-in storage, private water closet, and oversized walk-in closet with abundant storage and organization space

- Split-bedroom floor plan offering privacy for family members and guests
- Three additional generously sized bedrooms, each featuring a walk-in closet and private ensuite bathroom
- Private home office with vaulted ceiling and French doors
- Versatile loft area providing valuable additional living space for a media room, game room, fitness area, study space, or second office
- Exceptional storage throughout the home, including spacious bedroom closets, built-in drop zone storage, attic and linen storage, and utility spaces
- Functional laundry room with built-in cabinetry and utility sink
- Expanded garage with epoxy floor coating, EV outlet, and side-entry door
- Network-ready with ethernet connections throughout
- Plantation shutters, warm hardwood flooring, and neutral designer finishes
- Tankless gas water heater
- Full irrigation system with drip zones

COMMUNITY & LOCATION

- Scenic walking trails
- Convenient to downtown Mint Hill, shopping, dining, and I-485

WHY YOU'LL LOVE IT

With over 3,400 square feet, four private bedroom suites, multiple gathering areas, a dedicated home office, versatile loft space, extensive storage, and seamless indoor-outdoor living, this home offers the flexibility today's buyers desire without sacrificing style or comfort.