

Signature Features

16208 Weatherly Way, Huntersville - A Refined Lake Norman Retreat Designed for Layered Living

A Home Reimagined

Extensively renovated and expanded by way of a 1,700+ square foot addition (2020), the home has been thoughtfully reimagined to balance architectural character with modern livability. Set among mature hardwood trees and positioned to capture long-range lake views, it enjoys a rare sense of privacy—enhanced by approximately three acres of adjoining wooded common area—while remaining just steps from the neighborhood’s amenities.

The result is a home that lives with intention—equally suited for quiet mornings, effortless entertaining, and weekends centered around the water.

A Cohesive Interior Experience

From the moment of entry, the home reveals a layered and cohesive design language. Transom windows draw in natural light, while custom millwork—beadboard, & shiplap detailing—adds warmth and subtle architectural depth.

- Wide-plank hardwood flooring
- Integrated in-ceiling speaker system throughout main gathering spaces
- Thoughtfully designed drop zone connecting garage to main living
- Foyer with:
 - Walk-in storage closet
 - Dedicated AV closet

Anchoring the entry, a custom oversized mahogany front door (3’6” x 8’0”) with sidelight creates a striking first impression.

Kitchen & Gathering

At the heart of the home, the kitchen is designed not only for function, but for connection. Granite surfaces and a travertine backsplash bring texture and warmth, while custom cabinetry introduces thoughtful organization throughout.

- Professional appliance suite including:
 - 48” Wolf gas range with griddle and double ovens
 - JennAir hood

- Miele dishwasher
- Upgraded faucet and disposal with air switch

A spacious walk-in pantry remains tucked just out of sight—highly functional, yet intentionally unobtrusive.

The kitchen flows naturally into the great room, where a newly enhanced stone fireplace surround with high-end gas log set anchors the space. Expansive glass doors open outward, allowing the landscape and lake beyond to become part of everyday living.

Outdoor Living & Setting

Outdoor spaces unfold as a series of distinct yet connected experiences. Each area offers its own perspective on the lake and landscape.

- Ipe wood deck with cable railing for unobstructed views
- Vaulted screened porch designed for year-round enjoyment, complete with media capabilities
- Bluestone terrace offering a more intimate outdoor setting
- Gas line connection for grilling

Function meets lifestyle with a large rear storage room, ideal for kayaks, paddleboards, and lake gear.

At the front, a rock garden with Adirondack seating creates a quiet, unexpected moment.

- Outdoor speaker system integrated into patio areas
- Lake-fed irrigation system supporting the landscape

Entertaining & Bar Level

Designed with both presence and purpose, the bar introduces a more social layer to the home. A substantial wood bar, leathered granite, lighted display shelving, and custom cabinetry create a space that feels both elevated and inviting.

- Kegerator and beverage setup
- Extensive storage and display areas
- Custom concrete flooring grounding the space with a modern edge

Seamlessly connected to adjacent recreation spaces and outdoor access, this level becomes a natural gathering place.

Main-Level Guest Suite

Privately positioned within the addition, the main-level guest suite offers both comfort and independence.

- Spacious bedroom with stained wood accent wall
- Large walk-in closet with significant storage capacity
- Adjacent bath featuring:
 - Custom vanity
 - Tilework and glass-enclosed shower
 - High-end plumbing fixtures

Ideal for guests or multi-generational living with convenient main-level access.

Upper-Level Addition – A Distinct Living Experience

A thoughtfully designed addition introduces a separate and private upper-level environment, creating exceptional flexibility within the home.

A spacious recreation lounge and bunk retreat serves as a gathering space for guests and family alike, featuring custom built-ins and warm wood detailing.

A light-filled fitness studio offers a dedicated space for wellness, surrounded by wooded views and natural light.

A flexible studio or office, complete with sliding barn door detail, provides an ideal setting for work or creativity.

The intentional separation of this upper level allows for:

- Enhanced privacy for guests
- Independent living or recreation zones
- A seamless balance between activity and retreat

Upper-Level – Original Residence

The original upper level is designed with comfort and privacy in mind, offering well-proportioned spaces that feel both connected and distinct.

- Three bedrooms, each with:
 - Ensuite baths
 - Walk-in closets
 - Hardwood flooring

The primary suite serves as a quiet retreat, where vaulted ceilings and large windows frame wooded lake views.

- Primary bath with dual vanities and walk-in shower
- Spacious walk-in closet with custom organization

Additional spaces include:

- Open loft for flexible living
- Oversized laundry room with cabinetry, folding space, and natural light

Waterfront & Lake Experience

The connection to the lake is effortless and thoughtfully designed. A deeded boat slip within an intimate six-slip shared dock offers both function and a sense of scale rarely found.

- Floating dock, recently updated
- Slip positioned as 4th from the left when facing the lake
- 6,600-pound boat lift
- Dual jet ski lifts positioned across the walkway
- Private beach area

Just nearby, a private community boat launch further enhance access to the water.

Exterior & Architectural Enhancements

The exterior reflects the same level of care and craftsmanship found within, with recent improvements that enhance both longevity and design.

- High-quality wood-clad windows installed across the majority of the home
- Custom cedar garage doors with new operators
- Front entry courtyard with custom boulder placement, layered plantings, and oversized concrete landings
- New asphalt roof (late 2024) with updated sheathing and flashing
- Standing seam metal accent roofing on front porch and lakeside screened porch
- New gutters and drainage systems (2020)
- Covered front porch featuring:
 - Custom timber posts and beams
 - Stained cedar ceiling
 - Decorative concrete pavers
 - Reinforced blocking for future hanging daybed
- Expansive natural stone patio with full-depth fieldstone wall
- Decorative Ipe screen wall adding architectural privacy

Community & Setting

Positioned alongside approximately three acres of wooded common area, the home benefits from a natural buffer that enhances privacy while placing amenities just moments away.

- Tennis and pickleball courts
- Basketball court
- Pool and pool house with kitchenette
- Private boat launch

A setting that feels both connected and quietly removed.

Systems & Additional Features

- Garage equipped with EV charging capability
- Re-insulated attic for improved efficiency
- HVAC systems and hot water heater replaced within the past five years
- Extensive storage solutions throughout

Furnishings, boat, and jet skis are negotiable.

Exclusions include the kitchen dining set and exterior picnic table.

A Layered Living Experience

This is a home designed not simply to be lived in, but to be experienced—where spaces unfold naturally, privacy is thoughtfully considered, and the connection to the lake remains constant.

A place where everyday life and retreat come together, effortlessly.