

# 1328 Astoria Parkway - FEATURES

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## Experience luxury Lake Norman living at it finest!

Welcome to Astoria, a private gated enclave of custom waterfront homes, which boasts 40 acres of natural woodlands, 5 miles of walking trails, community garden and a golf cart path to community pier. Just minutes to shopping and restaurants. Enjoy main level living, an open light filled floor plan, gorgeous designer kitchen with a scullery. Whether you are hosting guests on the charming screened porch, enjoying the veranda or taking in the view on your private dock this home is designed for unforgettable lakeside entertaining. This property has a rare flat lakeside yard with room for a pool! You don't want to miss this one!

### SPECIAL FEATURES

- New Trane 4 ton 14.3 seer2 heat pump (downstairs) 2024
  - New 50-year warranty roof installed 2025
    - New gutters installed 2025
- New 50-gallon electric hot water heater installed 2025, second water heater is 40 gallons. Instant hot water feature
  - Hard stucco inspection and repairs 2025
    - Septic tank pumped 2025
    - Generator transfer switch
  - Offsite septic field allowing room for a pool
    - Home remodel 2023
    - New lighting throughout 2023
    - Built-in speakers with volume control
    - 8 ft solid wood doors main level
  - Insulated interior walls for sound resistance
- Crown molding throughout the home and 5" baseboards
  - Like new carpet throughout upstairs
    - Beautiful sunrise views

### FOYER

- Grand entry way with 2 story foyers
  - Solid double mahogany doors
- 5" LVP flooring (hardwoods underneath)
  - Iron stair case balusters

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INTERNATIONAL REAL ESTATE

Presented by Lisa Muesing & Juliet Thomas, Certified Luxury Real Estate Specialists & Multiple Award Winner/Realtor®

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## DINING

- Coffered ceiling
- Newly painted  
Plantation shutters

## LIVING

- New custom cabinets with lighting
- Stone gas fireplace with blue stone hearth (2020)
- Floor to ceiling windows and doors showcase Lake Norman Views and natural light
  - Coffered ceilings
- Double door entrance to veranda

## KITCHEN

- 2023 full kitchen remodel
  - Quartz countertops
    - Cabinet lighting
  - Hidden pantry, scullery
- 48" GE Monogram double oven with 6 burner gas cooktop and griddle
  - Soft close cabinets
    - Built in cabinet panel refrigerator
      - Hidden storage panels in large kitchen island
- Large island for seating and open concept entertainment
  - Golden fixtures
    - Large new hanging pendants
- Strategic hidden charging stations inside cabinets

## SCULLERY

- Laundry with walk in pantry
  - Plantations shutters
- Tube lighting for additional natural light
  - Advantium oven

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## KEEPING ROOM

- Floor to ceiling windows showcasing Lake Norman views
  - Vaulted high ceilings with shiplap
    - New lighting and fan

## KITCHEN DINING

- Coffered ceiling
- 2 sky light tubes for additional natural light
  - Exit door to screened in porch

## SCREENED PORCH

- Large custom tiles
- Arched screened in area
- Stunning Lake Norman Views
- Peaceful waterfall feature can be heard

## POWDER ROOM

- New vanity with granite counter tops
  - New golden faucet

## PRIMARY BEDROOM

- Large room with floor to ceiling windows and doors for east facing Lake Norman views
  - Plantation shutters
  - Tiered level ceiling

## PRIMARY BATHROOM

- Newly painted cabinets and mirror
- Custom tile in shower with sitting bench
- Separate 2-person corner soaking tub
  - Double vanity

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## PRIMARY CLOSET

- His and Her closets with custom closets
  - His closet automatic lights

## BONUS ROOM

- TV to convey
- Bar refrigerator to convey
- Double glass doors to covered tile porch with Lake Norman views
  - Gas fireplace
  - Wet bar with cabinets
- Large walk-in attic storage off of bonus room
  - Vaulted ceilings

## ADDITIONAL BATHROOMS

- Jack and Jill bathroom with dual sinks
  - Granite counter tops
  - Linen storage
- Custom tile shower with sitting bench

## EXTERIOR

- Luscious mature landscaping with lighting
  - 8 zone irrigation
- Peaceful waterfall feature on lakeside
  - Long range Lake Norman views
  - Fenced in yard
- Flagstone path in backyard surrounded by river rock
  - Composite decking down to private dock
- Private dock with a metal roof covering boat and sun deck
  - Hydrohoist boat lift
  - Observation deck down to dock
  - Electricity at the dock (200 AMP)
  - Small dock refrigerator to convey
    - Porch swing to convey
    - Jet ski rack to convey

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- Deep water at dock

### **GARAGE**

- Plantation shutters
- Huge cabinet storage area
  - 3 car garage
  - EV Plug

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