

18802 Balmore Pines Lane

The Peninsula | Lake Norman

Signature Features

A Singular Setting Between Lake and Links

There are waterfront homes, golf course homes, and then there are properties whose setting simply cannot be replicated. 18802 Balmore Pines Lane occupies an extraordinary position within The Peninsula, with the fairways of The Peninsula golf course unfolding beyond the front of the residence and the waters of Lake Norman commanding the landscape to the rear.

The architecture responds beautifully to this rare dual setting. From the moment the front door opens, the eye is drawn through the foyer, across the great room and directly to the lake. Walls of glass, oversized windows and expansive sliding doors continue that relationship throughout the home, allowing water, sky and changing light to become part of the interiors.

Outside, the experience unfolds from flagstone terraces to a heated saltwater pool and spa, then onward to a private deep-water dock. Inside, four levels of thoughtfully conceived living and entertaining spaces are connected by a private elevator.

This is a residence designed not simply to overlook Lake Norman, but to live with it.

The Main Level

Architecture Framed by Water

Arrival makes an immediate statement. A remarkable five-foot-wide, ten-foot-tall custom entrance door incorporates operable screened glass panels, an architectural detail that allows lake breezes to move naturally through the home.

Beyond it, the foyer establishes one of the residence's defining sightlines: an uninterrupted view through the great room to Lake Norman.

Throughout the main level, hardwood floors, substantial crown molding, tall baseboards and ten-foot solid-core doors establish a sense of scale and permanence. The staircase continues the craftsmanship with wood treads, integrated wall lighting and a shiplap feature wall rising toward the second level.

A private elevator connects all four levels of the residence.

Great Room

At the heart of the home, the great room is composed around the view. Expansive glass and double sliding doors frame Lake Norman and open to the flagstone terrace beyond, creating a natural progression from interior living to the waterfront landscape.

A fireplace anchors the room while allowing the lake to remain the principal focal point.

The Kitchen

Generous in scale and designed for serious entertaining, the kitchen balances professional functionality with the warmth expected of a gathering place.

A substantial butcher-block island commands the center of the room, complemented by dark perimeter countertops and an apron-front sink. A Wolf range and ventilation hood, two dishwashers, warming drawer and trash compactor support entertaining on virtually any scale.

A large walk-in pantry provides substantial storage, while a discreet corner pocket office introduces a practical workspace without interrupting the architecture of the kitchen.

Even cleanup has been thoughtfully considered, with an automatic toe-kick inlet connected to the home's central vacuum system.

Nearby, a dedicated wet bar with beverage refrigeration, sink and KitchenAid ice maker serves the adjoining living and entertaining spaces.

Dining With a View

The dining area is wrapped in windows, allowing the landscape to provide its own backdrop. A door opens directly to the flagstone terrace, making dinners equally suited to intimate evenings indoors or celebrations that spill naturally outside.

The Family Room

Beyond the kitchen, a second gathering room offers another interpretation of waterfront living.

A cathedral ceiling with exposed wood beams gives the room architectural presence, while a fireplace introduces warmth. Expansive double sliders open toward the terrace and Lake Norman, dissolving the distinction between indoors and out.

The Executive Study

A Room of Distinction

The main-level study possesses a character entirely its own.

Entered through dramatic ten-foot French doors, the room is enveloped in wood paneling and wainscoting, with custom built-in cabinetry and a coffered ceiling adding richness and dimension.

Its defining feature is a floor-to-ceiling stone fireplace—substantial, sculptural and unmistakably the focal point of the room.

More private library than conventional home office, it is a space designed for concentration, conversation and quiet retreat.

The Primary Suite

A Private Waterfront Retreat

Positioned on the main level, the primary suite enjoys broad views across the pool and Lake Norman with direct access to the terrace.

The bath continues the sense of retreat with an oversized walk-in shower featuring dual showerheads, a soaking tub and dual vanities.

An exceptionally large custom-fitted dressing room combines generous storage with carefully considered built-ins, creating a space that is as refined as it is functional.

Supporting the Main Level

A generously proportioned laundry room offers a sink, extensive cabinetry, storage and folding surfaces.

The dedicated mudroom/drop zone connects conveniently with both the garage and front yard, creating a practical everyday entrance distinct from the home's formal arrival.

A powder room completes the main level.

Behind the scenes, an integrated home automation system controls television and surround sound, complemented by a security system and whole-home central vacuum.

The Second Level

Private Suites Above the Lake

The craftsmanship continues upstairs with hardwood floors, crown molding, solid-core doors and an unusually wide central hallway that gives the level an open, gracious quality.

Four private guest suites allow family and visitors to experience the home with remarkable independence. Each includes a walk-in closet and private en-suite bath.

Three of the suites occupy the lakeside of the residence and open to a shared upper terrace overlooking the swimming pool and Lake Norman. One of these waterfront suites is further distinguished by its own fireplace.

Rather than simply providing bedrooms, this level creates a collection of private retreats worthy of extended stays.

Bonus Living & Guest Accommodations

An additional bonus room creates another gathering space and incorporates its own kitchenette with sink, microwave and beverage refrigerator, as well as a dedicated storage closet.

Beyond this space, the fourth guest suite enjoys additional privacy with its own walk-in closet and full en-suite bath.

A second generously sized laundry room makes the upper level especially functional for guests and family.

Additional amenities include a walk-in attic storage area and a separate office/flex workspace.

The Third Level

A Retreat Above the Treetops

Reached by both staircase and elevator, the third level reveals one of the home's most unexpected spaces.

Wood envelops the floors, walls and ceilings in a cohesive tone, giving the entire level warmth and character. The journey upward is equally considered, with integrated stair lighting and another shiplap feature wall.

At the top of the stairs, a flexible gathering area introduces a series of spaces that can adapt easily to the needs of their owners.

A large bonus room provides room for television viewing, games, lounging or quiet retreat, accompanied by a full bath and its own kitchenette with sink, beverage refrigerator, microwave and stainless-steel counter and bar surfaces.

Tucked into the architecture is a charming reading nook.

And then there is the terrace.

Small, intimate and elevated above the grounds, it overlooks Lake Norman through the surrounding canopy—a private perch that feels almost like a treehouse above the water, with just enough room to sit, read and disappear for a while.

The Lake Level

Entertaining at the Water's Edge

Calling this space a basement would miss the point entirely.

This is the home's Lake Level—a walkout floor conceived as an extension of the waterfront itself.

Stained concrete floors establish a relaxed sophistication, while the rear elevation is dominated by windows and sliding glass doors. Pool, landscape and Lake Norman remain visible throughout, and multiple exterior access points encourage movement between indoor and outdoor spaces.

The elevator arrives directly on this level, connecting it seamlessly with the rest of the residence.

The Bar

The custom bar is not tucked away as an afterthought; it is one of the architectural anchors of the Lake Level.

Its dramatic curved form combines a stainless-steel front with decorative mosaic detailing, dark stone surfaces and contemporary pendant lighting.

Generous seating transforms the bar into a destination of its own, while a long working counter incorporates a sink, dishwasher and ice maker. Two large, refrigerated beverage drawers, a beverage refrigerator and microwave provide substantial entertaining capacity.

Floating display shelving showcases bottles and glassware against the richly finished backdrop, while integrated ceiling speakers carry the home's sound system into the space.

It is sophisticated enough for cocktails before dinner, yet relaxed enough for friends arriving from an afternoon on the lake.

Wine Room

Adjacent to the entertaining spaces is a dedicated temperature-controlled wine room with approximately 623-bottle capacity.

Extensive custom wood racking, display areas and glass-front cabinetry accommodate a substantial collection, while an arched glass-paneled entrance gives the room an appropriately distinctive arrival.

Recreation & Billiards

The open recreation spaces accommodate billiards, games and conversation without losing their connection to the outdoors.

A fireplace anchors the principal recreation area, flanked by custom built-in benches with concealed lift-up storage.

There are two interior fireplaces on the Lake Level, adding warmth and architectural presence throughout the entertaining spaces.

Private Theater

A dedicated theater creates a true cinematic experience with theater-style seating, projection screen and ceiling-mounted projector, surround sound, built-in speakers and specialized theater lighting.

Carpeted flooring and architectural detailing give the room the comfort and acoustics expected of a purpose-designed media space.

Fitness With a View

Even the fitness room is oriented toward the water.

A broad wall of windows overlooks the pool, grounds and Lake Norman, filling the room with natural light. Rubber flooring provides the appropriate fitness surface, while ceiling detailing, a fan and television complete the space.

Nearby, a full bath with shower provides direct exterior access for pool and lake use.

A stacked washer and dryer makes this an especially thoughtful lake bath—perfectly positioned for towels, swimwear and everything that accompanies a day on the water.

The Screened Outdoor Living Room

A Room Without Walls

Opening from the Lake Level is a substantial covered and screened living room that feels less like a porch and more like another room of the residence.

Architectural stonework gives the space permanence and texture, while a stone fireplace provides a dramatic focal point.

Overhead, a stained tongue-and-groove wood ceiling introduces warmth, complemented by a ceiling fan and integrated surround sound.

With direct access to the swimming pool and waterfront grounds, this is a space designed to be lived in throughout the seasons.

Together with the two fireplaces inside, the Lake Level and its adjoining outdoor living room offer three fireplaces—two interior and one exterior.

The Waterfront

A Private Resort on Lake Norman

The transition from house to water is effortless.

A heated saltwater swimming pool and spa occupy the center of the backyard, surrounded by generous areas for lounging and entertaining. A naturalistic rock waterfall introduces movement and sound, reinforcing the resort-like character of the setting.

Nearby, an outdoor fire pit provides a gathering place as evening settles over the lake.

An outdoor shower makes the transition from pool or lake easy, while a remotely operated retractable awning provides shade when desired.

A finished lake and pool storage room, accessed directly from the exterior, keeps paddleboards, floats and waterfront equipment conveniently out of sight but close at hand.

The Dock

Deep Water, Thoughtfully Equipped

Extending into Lake Norman is a private fixed dock built by Lancaster in 2008, finished with low-maintenance Trex decking.

The dock is as much a place to linger as it is a place to launch.

A dedicated seating area creates an intimate waterfront destination, while steps descend directly into the lake—particularly convenient for launching paddleboards, kayaks or simply entering the water.

For boating, the dock is exceptionally equipped with two lifts, both conveying with the property:

- A covered 5,000-pound boat lift
- An uncovered 40,000-pound boat lift

Water depth measured more than 16 feet at the dock at the time of measurement, an exceptional attribute for the waterfront.

Lake-fed irrigation further connects the property to its setting.

The Garage

Designed Beyond the Automobile

The oversized three-car garage reflects the same attention to function found throughout the residence.

Extra depth, width and ceiling height provide substantial flexibility for vehicles, equipment and storage. Approximately nine- to ten-foot-tall garage doors are equipped with LiftMaster openers.

The garage is fully finished with painted drywall and epoxy flooring, with a separate pedestrian door opening to the side yard.

MyLifter motorized storage lifts, each capable of supporting up to 500 pounds, make intelligent use of the garage's exceptional vertical volume for bicycles and recreational equipment.

A separate enclosed workshop and storage room can be closed off from the primary garage and includes built-in cabinetry and integrated storage systems.

A Home Defined by Its Setting

What distinguishes 18802 Balmore Pines Lane is not any single amenity.

It is the way the pieces come together.

The golf course beyond the front lawn. The first glimpse of Lake Norman through the foyer. The doors that disappear to open living rooms to terraces. Guest suites waking to water views. Cocktails at the Lake Level bar. Wine selected from a private cellar. Evenings around the fire. A quiet third-floor terrace among the treetops. Summer afternoons moving between pool, dock and boat.

And always, the lake.

Set within The Peninsula and conceived across four elevator-served levels, 18802 Balmore Pines Lane is a home shaped by its relationship with Lake Norman—architecturally, visually and experientially.

It is not simply a waterfront residence.

It is a way of living on the water.

At a Glance

- 5 Bedrooms | 7 Full Baths | 2 Half Baths
- 9,248 Square Feet of Heated Living Area
- Four Levels of Living Space | Private Elevator Serving All Four Levels
- Main-Level Primary Suite with terrace access and expansive Lake Norman views
- Four Upper-Level Guest Suites, each with a private en-suite bath and walk-in closet; three enjoy lakeside positioning with access to a shared terrace overlooking the pool and Lake Norman
- Three Laundry Areas, thoughtfully positioned throughout the home for convenience
- Approximately 920-Square-Foot Oversized 3-Car Garage with separate workshop and extensive storage
- Exceptional setting in The Peninsula, with Lake Norman to the rear and The Peninsula golf course to the front
- Heated Saltwater Pool & Spa with rock waterfall, complemented by extensive outdoor living and entertaining spaces
- Private Lancaster-built Trex dock with seating area, direct water access and two boat lifts that convey — 5,000-lb. covered lift and 40,000-lb. uncovered lift
- More than 16 feet of water depth at the dock at the time of measurement
- Fully appointed Lake Level with custom bar, 623-bottle temperature-controlled wine room, theater, billiards and recreation spaces, lakeview fitness room and direct pool access
- Multiple terraces, walls of glass and expansive sliding doors designed to capture the home's exceptional Lake Norman views
- Extensive indoor and outdoor entertaining spaces, multiple fireplaces, integrated home automation, surround sound and security system
- Furnishings and both boats are negotiable
- Full Golf Membership – Upon approval & payment of initiation fees BY THE BUYER*

The sellers are offering the rights to their Full Golf Membership at the Peninsula Club. In a market where memberships are in ultra-high demand, this is your "fast track" to the club lifestyle. Upon membership approval and payment of initiation fees, you can bypass the waitlist and begin enjoying the championship course, tennis, and club amenities immediately! Please contact me or Maureen Kindred for more info on the transfer of Peninsula Club Full Golf membership rights.