

21311 Baltic Drive | Signature Features

Timeless Waterfront Elegance in a Coveted Lake Norman Setting

A distinguished waterfront retreat where timeless elegance meets refined craftsmanship; this exquisite residence offers an unparalleled living experience.

Originally crafted as one of the premier model homes in the neighborhood, it showcases an elevated level of detail and design that sets it apart. With only one discerning owner since its inception, the home has been impeccably maintained, preserving its legacy of sophistication. Nestled in one of Lake Norman's most coveted enclaves, every element has been meticulously curated to exude both comfort and effortless luxury.

Exterior Grandeur

- Striking facade adorned with stacked stone veneer, hardy board, and classic shaker accents, setting a tone of enduring refinement.
- A sweeping covered front porch welcomes guests with its stately brick walkway and grand wood entry door, showcasing a glass grid design that floods the foyer with natural light.
- A thoughtfully designed brick pathway meanders from the driveway to a serene flagstone patio, ideal for tranquil outdoor moments.
- Elegant carriage-style garage doors enhance the home's stately curb appeal.

Grand Foyer & Dining Elegance

- A soaring two-story foyer with gleaming hardwood floors and an artfully crafted grand staircase with wood treads introduces the home's refined interiors.
- Formal dining room enriched with intricate millwork, including tall board and batten paneling, crown molding, and a decorative ceiling treatment. A resplendent chandelier adds a touch of grandeur.

IVESTER JACKSON

CHRISTIE'S
INTERNATIONAL REAL ESTATE

21311 Baltic Drive | Signature Features

Powder Room & Storage Refinement

- Exquisite powder room featuring a custom wood vanity with a black stone countertop, a statement framed mirror, and continued hardwood flooring.
- Under-stair storage discreetly houses media components and a dedicated tech area for ceiling speakers, while doubling as a spacious coat closet.

Great Room & Sunlit Sitting Area

- The open-concept great room boasts rich hardwood floors, a striking fireplace with a black marble surround, intricate crown molding, and seamlessly integrated ceiling speakers.
- A cased opening leads to an inviting sunroom, bathed in natural light, offering serene lake views. Plantation shutters, recessed lighting, and a ceiling fan complete this tranquil retreat.

Gourmet Kitchen & Butler's Pantry

- The chef's kitchen is a masterpiece of function and design, centered around a substantial island with rich wood-stained cabinetry, luxurious granite countertops, and elegant oversized glass pendants.
- A deep stainless-steel sink, island-integrated dishwasher, and discreet pull-out storage for dual trash bins enhance both form and function.
- Surrounding cream-hued cabinetry provides ample storage, complemented by a travertine backsplash and premium stainless-steel appliances, including a Sub-Zero refrigerator-freezer, GE wall oven, GE microwave, and five-burner GE Profile cooktop.
 - A walk-in pantry, outfitted with extensive shelving, ensures effortless organization.
- A refined butler's pantry seamlessly transitions into the dining room, featuring granite countertops, warm wood-stained cabinetry, and recessed lighting for an inviting ambiance.

IVESTER JACKSON

CHRISTIE'S
INTERNATIONAL REAL ESTATE

21311 Baltic Drive | Signature Features

Casual Dining & Outdoor Flow

- A sunlit breakfast area offers breathtaking water views, framed by French doors leading to the covered outdoor patio. A timeless chandelier casts a warm glow over intimate gatherings.
- A well-appointed drop zone near the garage entrance includes a custom built-in bench, crown molding, wall-mounted hooks, and a striking wood panel accent wall.
- Across the hall, an oversized walk-in coat closet provides abundant storage for seasonal essentials.

Executive Office & Outdoor Entertaining

- The distinguished main-level office showcases continued hardwood floors, refined crown molding, and French doors that open onto the loggia, creating a seamless indoor-outdoor work-life balance.
- The loggia, designed for year-round enjoyment, features a majestic gas log fireplace encased in stone veneer, a TV hookup, recessed lighting, a ceiling fan, and an elegant tongue-and-groove ceiling. Stairs with iron balusters lead down to the lower yard.

Primary Suite Sanctuary

- The upper-level primary suite is a private haven, introduced through stately double doors into a spacious retreat with a tray ceiling, double crown molding, recessed lighting, and a ceiling fan. Plush new carpeting enhances comfort, while plantation shutters frame the lake vistas.
- A spa-inspired primary bath offers dual vanities with stone countertops, framed mirrors, custom wood cabinetry, and refined pendant lighting.
- Indulge in a jetted soaking tub with a tiled surround or unwind in the expansive walk-in shower with a seamless glass enclosure.

IVESTER JACKSON

CHRISTIE'S
INTERNATIONAL REAL ESTATE

21311 Baltic Drive | Signature Features

Primary Suite Sanctuary – Continued

- A private water closet ensures discretion, while a vast walk-in closet—complete with custom shelving and a full-length mirror—offers boutique-inspired luxury.
 - A convenient door connects the primary bath directly to the second-level laundry room.

Guest Quarters & Bonus Living Spaces

- Three generously proportioned guest suites, each appointed with crown molding, ceiling fans, and plush new carpeting, provide restful accommodations.
- A Jack-and-Jill bathroom features dual sinks, stone countertops, framed mirrors, ceramic flooring, and a separate wet area with a tub-shower combination.
 - A sophisticated hall bathroom mirrors these refined finishes, offering an additional space for guests.
- An expansive bonus room, perfect for recreation, accommodates a ping-pong table and is bathed in natural light. Featuring recessed lighting, crown molding, and a double-door entry, this versatile space enjoys picturesque water views.
- A thoughtfully placed hallway linen closet adds practical storage solutions.

Second-Level Laundry

- The upper-level laundry room is designed for ease, offering tiled floors, a hanging rod, custom cabinetry, and dual access from both the hall and the primary bath.

Spacious Attic Storage with Utility Access

- Tucked away on the second level, this approximately 18' x 9' attic space offers both functionality and accessibility. Featuring durable particle board flooring, it provides ample room for seasonal storage while ensuring effortless access to the furnace and water heaters.

IVESTER JACKSON

CHRISTIE'S
INTERNATIONAL REAL ESTATE

21311 Baltic Drive | Signature Features

Outdoor Oasis

- A rear Trex deck gracefully descends to the manicured lower yard, where a paver walkway leads to an enchanting outdoor retreat.
- A cascading waterfall and a hand-laid stone fire pit patio create an idyllic waterfront setting, perfect for intimate gatherings under the stars.
- A series of stone steps leads to a private Trex deck platform at the water's edge, a sanctuary for serene lakeside relaxation.
 - Majestic trees and boulder installations have been expertly stabilized to preserve the estate's natural beauty.
 - The property includes a highly sought-after deeded boat slip, with HOA coverage ensuring pristine dock and entrance maintenance. (Boat lift does not convey.)
- Beneath the home, an encapsulated, climate-controlled crawlspace enhances energy efficiency and air quality, ensuring year-round protection and optimal home performance.

A rare opportunity to own an exquisitely crafted Simonini-built waterfront estate in the prestigious Captains Point community. Showcasing the thoughtfully designed Weatherly floor plan, this residence seamlessly blends classic elegance with modern comforts, offering an unparalleled living experience. Some furnishings are negotiable.

4 Bedrooms | 3 Full Bathrooms | 1 Half Bathroom | 2 Fireplaces
Approximately 3,831 Square Feet

IVESTER JACKSON

CHRISTIE'S
INTERNATIONAL REAL ESTATE