

LAKE NORMAN • NORTH CAROLINA

An Architectural Waterfront Landmark



298 Marietta Road Mooresville, North Carolina 28117

WATERFRONT | 0.79 ACRES | DOUBLE-DECKER DOCK | CHEF'S KITCHEN | MAIN-LEVEL PRIMARY SUITE

Modern architecture. Extraordinary lake living.

Mid Century Modern architecture and Scandinavian-inspired simplicity meet sweeping Lake Norman sunset views. Custom craftsmanship and light-filled interiors create a world of comfortable and sophisticated living space.

6,975 sq. ft. HLA | 9,058 sq. ft. Total



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PROPERTIES®

THE CARTY GROUP
REAL ESTATE

Your Lake Norman Days Begin Here

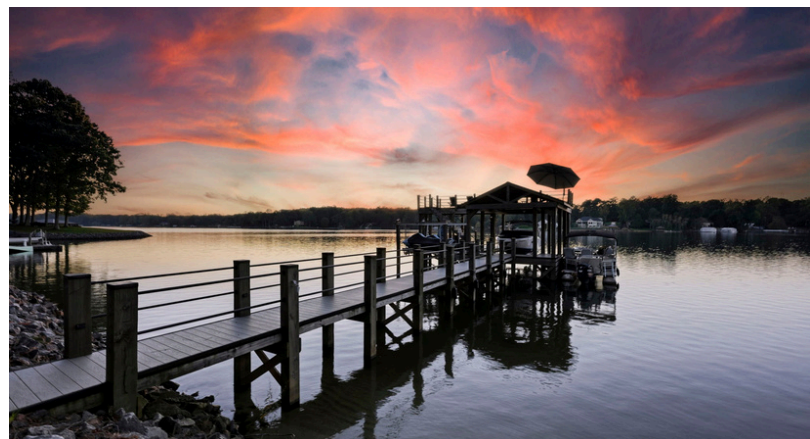
At the water's edge, a substantially built double-decker dock offers space for boating, lounging and taking in the view. Quality construction and extensive amenities create a setting for memorable days on Lake Norman.



Built for Life on the Water

- Double-decker dock built in 2022 by Schmolke.
- Substantial 8-by-8-inch beams.
- Moisture resistant PVC decking.
- Upper sun deck overlooking Lake Norman.
- Metal roof covered boat slip.
- 10,000 pound boat lift.
- Two personal-watercraft lifts.
- Ceiling fan.
- Lighting throughout.
- Water and electrical service.
- Established paths connecting the home and waterfront.

Days on the water.
Evenings above it.



Designed Around Light and Lake Views

Clean lines, natural finishes and generous windows create an inviting sense of calm. The main living spaces flow naturally between cooking, dining, gathering and enjoying the lake, with craftsmanship that rewards a closer look.



Architecture & Main Living

- Custom home completed in December 2023.
- Scandinavian-inspired interiors emphasizing light, simplicity, and function.
- White oak flooring on the main level and in the stair tower.
- Soaring 14-foot ceilings in the main living room.
- Custom floating black cement hearth with a heater-rated gas fireplace.
- Built-in bookshelves with integrated electrical outlets.
- Concealed motorized TV lift.
- Sound bar and speakers.
- Expansive glass openings connecting the main living area to the screened porch.
- Custom glass pocket doors and thoughtfully integrated lighting.

A Kitchen Made for Gathering

Beautifully appointed.
Thoughtfully equipped.

Refined materials, extensive cabinetry and premium appliances make the kitchen equally suited to a quiet morning at home or a gathering of friends and family. An adjoining prep room provides additional workspace and storage.



Main Kitchen

- Quartz countertops and backsplash.
- Large island with seating.
- Extensive floor-to-ceiling cabinetry.
- Large lower drawers with dedicated spice and knife storage.
- Sub-Zero refrigeration, wine storage and beverage refrigeration.
- Wolf cooking appliances, including induction cooking and a steam oven.
- Cove dishwasher.
- Scotsman gourmet ice maker.
- Elkay sink system and two garbage disposals.
- Dedicated coffee station.
- Custom glass pocket doors.
- Recessed lighting and distinctive island lighting.

Prep Room

- Additional quartz work surfaces.
- Elkay sink system.
- Glass-door refrigerator and drawer microwave.
- Floor-to-ceiling cabinetry and floating shelves.
- Pocket doors and recessed lighting.



A Private Retreat with Sunset Views



A peaceful place to begin and end the day.

The main-level primary suite pairs Lake Norman sunset views with a warming fireplace and generous custom storage. A spa-inspired bath brings everyday comfort to daily routines.

Primary Bedroom & Closet

- Sunset views over Lake Norman.
- Custom floating black cement fireplace with heater-rated gas logs.
- Bedside pendant lighting and recessed lighting.
- Ceiling fan with variable breeze mode.
- TV connection positioned for a Frame-style television.
- Generous custom closet with a granite-topped island.
- Clerestory windows bringing natural light into the closet.
- Laundry pass-through to the main laundry room.
- Large linen closet with electrical outlets.

Primary Bath

- Heated tile flooring.
- Wet room with a soaking tub and dual-head shower.
- Windows on three sides of the wet room.
- Switchable privacy film offering lake views or privacy at the touch of a button.
- Double vanity with quartz countertops.
- Electrical outlets inside vanity drawers.
- Towel warmer.
- Separate water closet with a bidet toilet.



Clear privacy film - Lake views



Activated privacy film - Privacy at a touch

Gather, Dine and Stay for the Sunset



Open to the lake.
Made for gathering.

Twelve-foot glass doors connect the main interior to an expansive screened porch overlooking Lake Norman. An outdoor kitchen, generous gathering space and motorized weather screens extend enjoyment of this lakeside setting through more of the year.

Where Indoor Comfort Meets Open-Air Living

- Two 12-foot glass sliding-door openings.
- Spacious screened living and dining areas.
- Motorized solar and weather screens.
- Tile flooring and tongue-and-groove ceiling.
- Recessed lighting.
- Two large ceiling fans with breeze mode.
- Exterior stair access to the lakeside grounds.
- Television and speakers.
- Outdoor kitchen with a Traeger pellet smoker and induction cooking surface.
- Large exhaust fan, metal cabinetry and sink.
- Bar seating with leathered granite.
- Propane connection for potential gas cooking equipment.



Space to Restore, Create and Enjoy

The upper level brings together a dedicated wellness room and a separate skylit arts and crafts studio. Outdoor terraces offer fresh air and room to pause, stretch or find inspiration.



Wellness Room

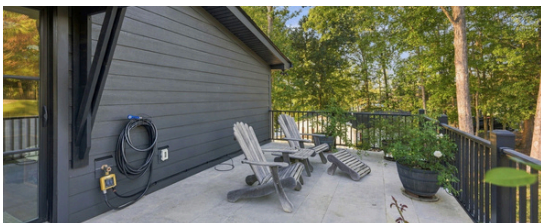
- Dedicated fitness and wellness space.
- Six skylights bringing natural light into the room.
- Custom sauna.
- Cold plunge and separate shower.
- Space for cycling, treadmill and rowing equipment.
- Kitchenette with sink, beverage refrigerator and quartz countertops.
- Floating shelves.
- Exterior east-facing yoga terrace.
- Dedicated shower only half-bath



Room for your daily rituals and creative pursuits.

Arts & Crafts Studio

- Generous studio with six skylights and shades.
- Twelve-foot sliding glass doors.
- Private lake view terrace.
- Separate half bath.
- Flexible space for art, crafts, hobbies or a quiet retreat.



Flexible Living with Privacy and Comfort

The finished lower level offers three bedrooms, three baths, a separate flex room, a fully appointed kitchen and its own laundry. A separate driveway, entrance and lock-off connection provide additional flexibility and privacy.



Space to gather.
Room for privacy.

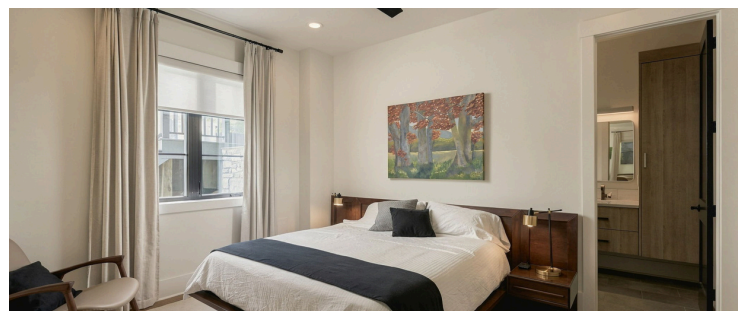
Kitchen & Gathering

- Fully appointed kitchen with GE Profile appliances.
- Induction cooking surface.
- Large island with seating for six.
- Elkay sink system and drawer microwave.
- Generous living and gathering space.
- Access to the lakeside patio.
- Finishes consistent with the home's main living spaces



Bedrooms, Flex Space & Convenience

- Separate formal entrance and driveway.
- Three bedrooms designed to accommodate king-size beds.
- Walk-in closets with custom built-ins.
- Three bathrooms with double vanities and high-end finishes.
- Separate flex room with a walk-in closet, suited to an office, hobby room or other flexible use.
- Full-size laundry room with cabinetry.
- Lock-off connection through the stair tower.
- Mechanical room and storage accessible from inside and outside.



Outdoor Spaces for Everyday Pleasure

The lakeside grounds offer several ways to enjoy the setting—from relaxing in the spa to gathering beneath the RV portico or watching the evening sky change over the water. Established landscaping and connected outdoor spaces carry the home's intentional design beyond its walls.



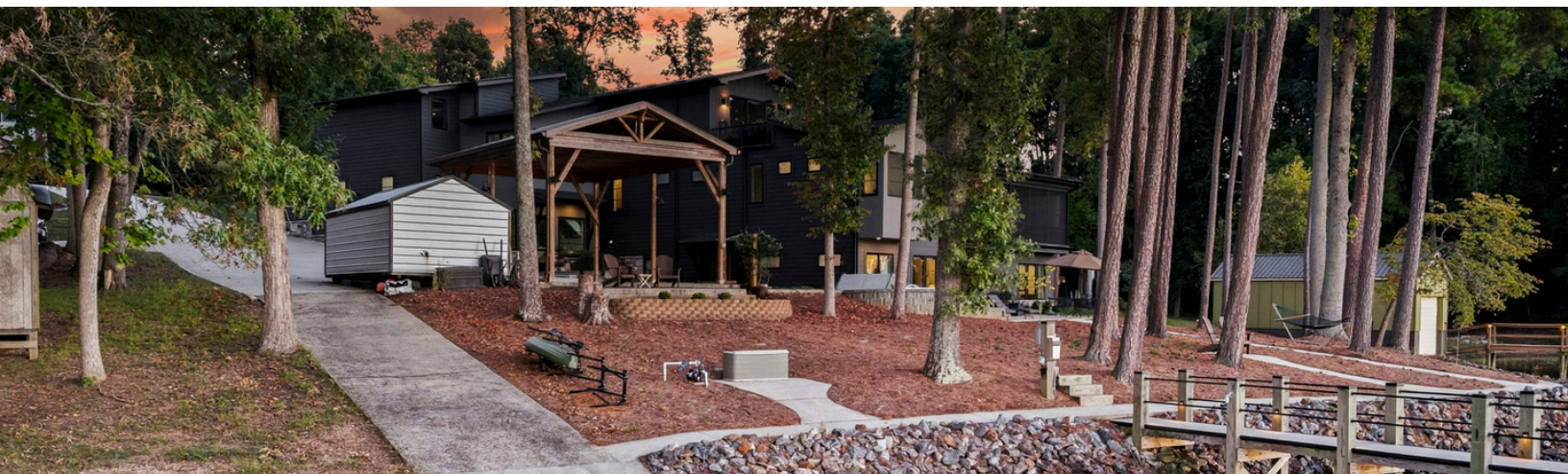
Room to unwind.
Space to celebrate.

Lakeside Patio & Grounds

- Caldera Cantabria eight-person spa.
- Hot-and-cold outdoor shower.
- Lakeside patio with space for lounging and gathering.
- Established landscaping.
- Lake-fed irrigation system.
- Drip irrigation serving front planting beds and porches.

RV Portico

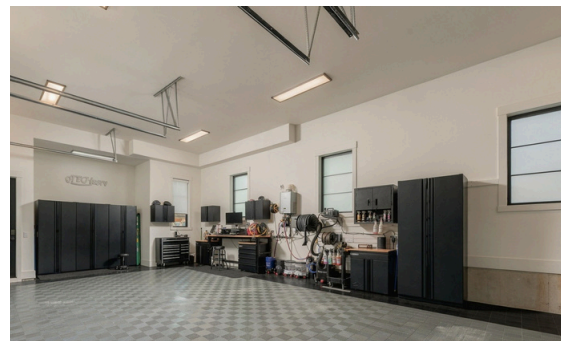
- Metal-roof-covered structure.
- Stamped concrete pad and adjoining deck.
- Fifty-amp RV service.
- Water and sewer hookups.
- Flexible covered space for gatherings and family celebrations.



Thoughtful Details Beyond the Design

Attention to detail continues in the garage and throughout the home's supporting systems. Features for vehicle care, water use, energy management and daily convenience complement the architecture.

Beautifully finished. Practically equipped.



Daily Convenience

- Main laundry with quartz countertops, Elkay sink and generous storage.
- Laundry pass-through from the primary closet.
- Additional full-size laundry on the lower level.
- Powered blinds on the main and upper levels.
- Wider doors and hallways designed with aging in place in mind.

Three-Car Garage

- Insulated walls and ceiling.
- Oversized glass doors with heat-resistant film.
- SwissTrax flooring.
- Generous space for vehicles and equipment.

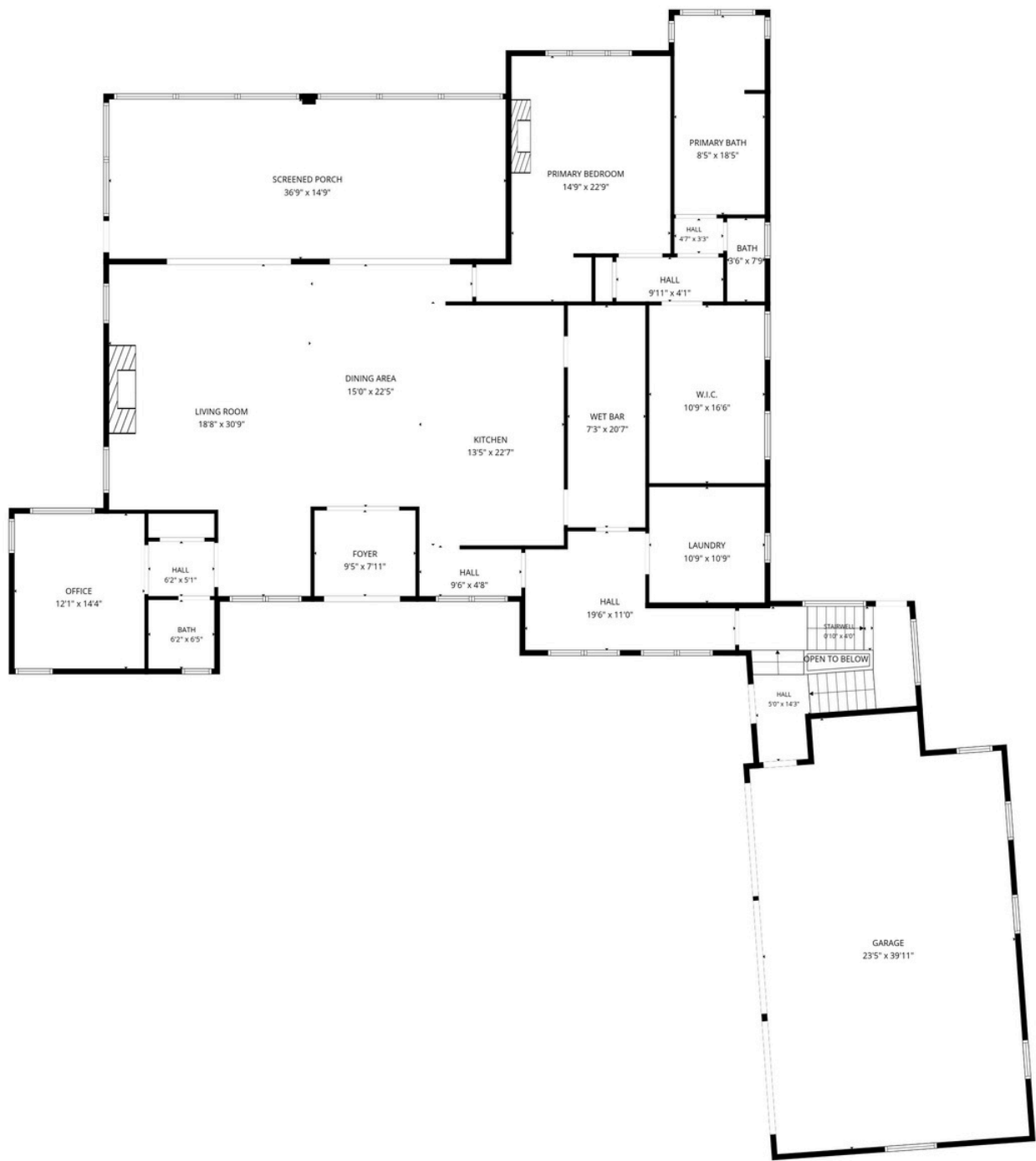
Home Systems

- Smart-home controls for lighting, shades, fans, HVAC and other connected equipment.
- EcoFlow battery backup serving selected circuits.
- Three propane tankless water heaters.
- Two vented propane fireplaces rated as heaters.
- Buried 500-gallon propane tank with app-based level monitoring.
- Connections for a supplemental generator.
- Private well with three-stage RainSoft filtration and water softening.
- Reverse-osmosis system at the main kitchen sink.
- Mitsubishi HVAC systems and mini-splits.
- TDS fiber connection.
- Septic system with an ongoing maintenance arrangement.

Main Level

2,863 sq. ft. of heated living area

Living and dining areas, kitchen and prep room, primary suite, office, laundry, screened porch and attached garage.



Lower Level

2,830 sq. ft. of heated living area

Three bedrooms, three baths, a separate flex room, a fully appointed kitchen, gathering space and laundry. A separate entrance and lock-off connection provide flexibility and privacy.



Total GLA: 6975 sq. ft | Total: 9058 sq. ft

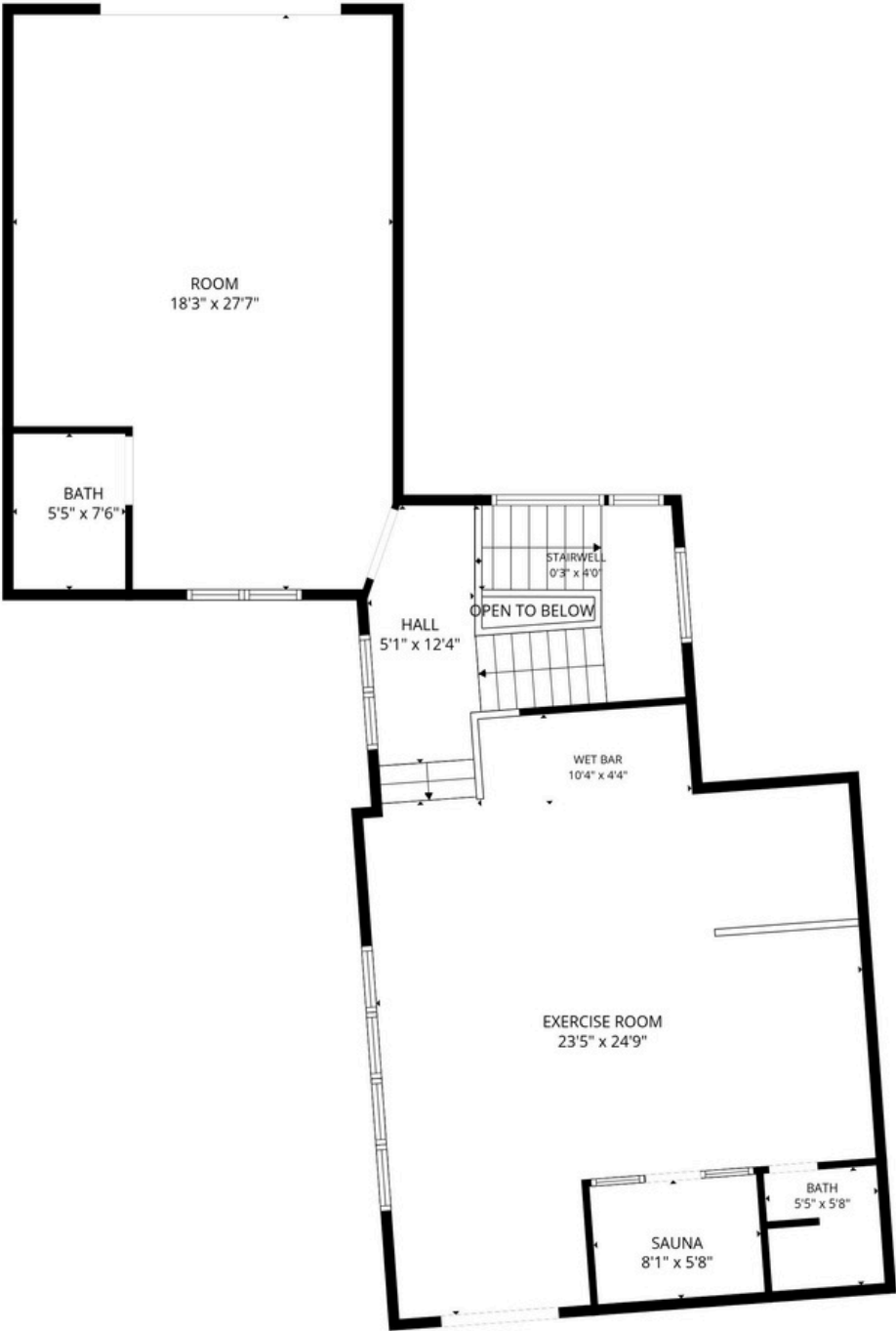
1st floor: 2830 sq. ft (Excluded areas 368 sq. ft)
2nd floor: 2863 sq. ft (Excluded areas 1613 sq. ft)
3rd floor: 1282 sq. ft (Excluded areas 102 sq. ft)

Upper Level

1,282 sq. ft. of heated living area

Dedicated wellness and creative spaces include a fitness room with sauna, cold plunge and separate shower, plus a skylit arts and crafts studio.

Two half baths and access to outdoor terraces complete the upper level.



Private Living. Flexible Hosting.

**A home to enjoy.
An opportunity to
host.**

Currently used by the sellers for Airbnb stays, the home offers a distinctive arrangement for hosting while maintaining a private main level residence. The stairwell's lock off configuration separates the owners' living spaces from guest access to the lower and upper levels.

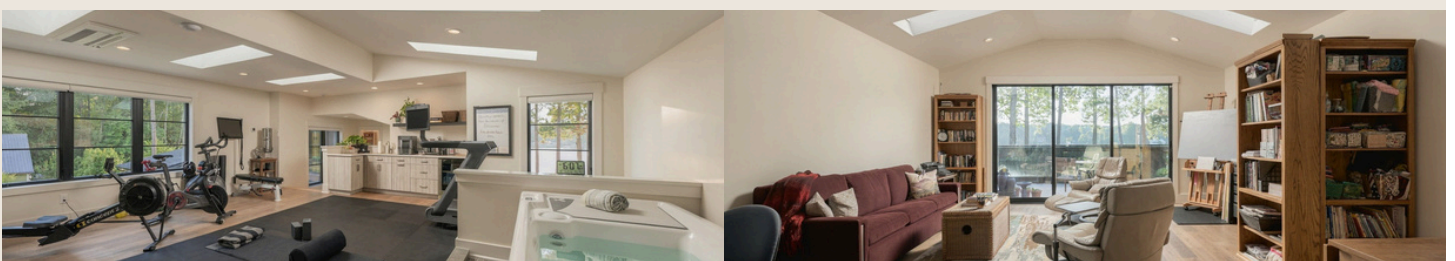


A Layout That Preserves Privacy

- Main level living spaces can be locked off from the guest-access stairwell.
- Lower level accommodations include three bedrooms, three baths and a separate flex room.
- Fully appointed lower level kitchen, gathering space and laundry.
- Separate guest entrance and driveway.
- Guest access to upper level wellness/ gym space through the stairwell, including sauna and cold plunge
- Access to the lakeside patio and waterfront amenities.

An Established Hosting Use

The sellers currently offer the guest accommodations on Airbnb at times of their choosing. They report that, when actively operated, rental income has covered the home's operating expenses, excluding mortgage payments. If fully booked the cost covering potentials can be increased further. The sellers are willing to assist an interested buyer with a hosting transition. Continuation of the listing, reviews or reservations would require confirmation with Airbnb and an appropriate transition arrangement.



A Beautiful Way to Live on Lake Norman



Sunset views. Inspired spaces. Timeless craftsmanship.

At 298 Marietta Road, modern design and waterfront enjoyment come together in a home created for comfortable daily living, welcoming gatherings and time spent doing what you love.



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Explore the home.
Scan for the
interactive tour.



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