



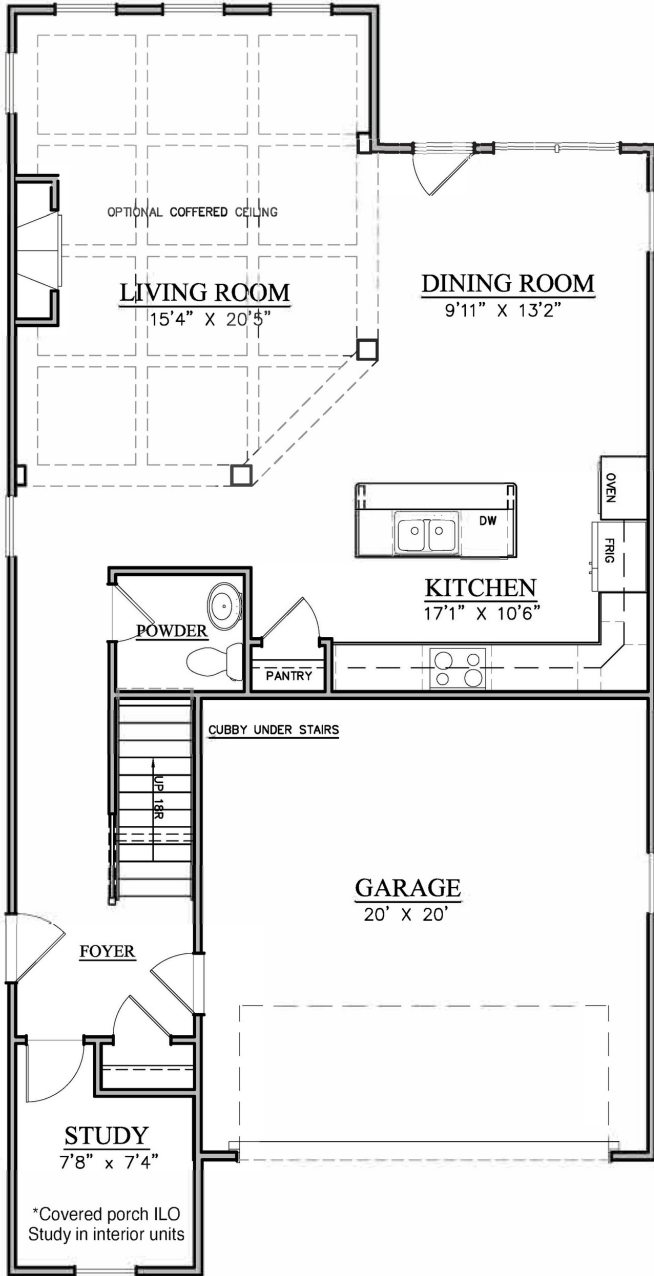
Private Drive

Providence Road

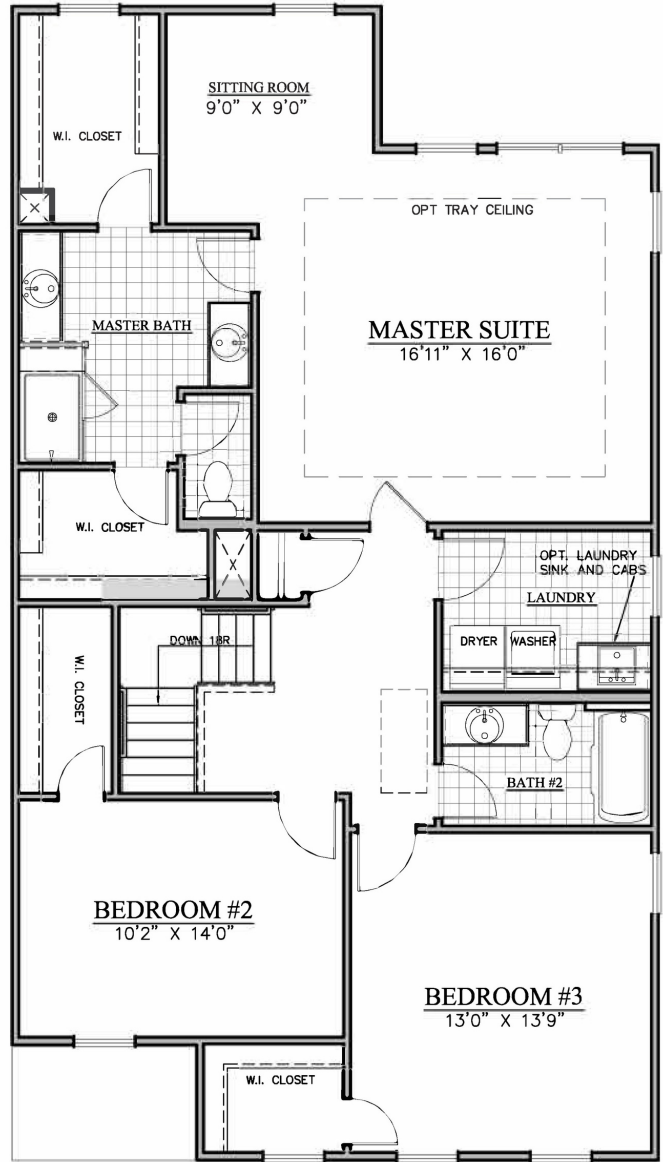
# Meeting Street<sup>®</sup>

HOMES & COMMUNITIES

# CARTMEL



**1ST FLOOR**  
Approx. 1,288 Sq. Ft.



**2ND FLOOR**  
Approx. 977 Sq. Ft.



For Full Details Visit :  
<https://www.meetingstreet.net/providence-rd-charlotte>

### Luxury Included Features:

#### INTERIOR FEATURES

- ◆ 10' ceilings on the 1st floor
- ◆ 9' ceilings on the 2nd floor
- ◆ Smooth finished walls and ceilings
- ◆ 8' solid core doors on the 1st floor and 2nd floor
- ◆ Gas Fireplaces with slate surrounds and decorative mantel
- ◆ Tray ceiling in Master Bedroom
- ◆ 8 1/2" base on 1st floor, 6 1/2" on 2nd floor
- ◆ RB3 casing around all windows with stool
- ◆ 7" cove crown throughout 1st floor
- ◆ Hardwood flooring in living room, dining room, kitchen, foyer, powder bath and study/entry
- ◆ Ceramic tile in the laundry room, master bath & bath 2/3
- ◆ **Shaw** continuous filament carpet with R2X stain resistance and 6# rebond pad
- ◆ Solid shelving in Pantry, Coat Closet and Master Closets
- ◆ Open railing on first floor with wood balusters and oak box newel post
- ◆ Full oak treads on all stairs
- ◆ **Schlage** door hardware with backplates
- ◆ 2 tone paint (white ceilings with wall color)

#### KITCHEN FEATURES

- ◆ Full overlay cabinets with dove tail, soft close drawers and doors, hardware, multiple door styles and finishes
- ◆ Granite countertops with stainless steel undermount sink
- ◆ Tile backsplash
- ◆ **Delta Mateo** faucet

#### APPLIANCES

- ◆ GE Profile stainless steel dishwasher
- ◆ GE Profile stainless steel built-in oven
- ◆ GE Profile stainless steel built-in microwave
- ◆ GE Profile stainless steel 36" gas cooktop
- ◆ GE Profile stainless steel Chimney hood (vented to ext.)

#### 2-10 HOME BUYERS WARRANTY COVERAGE

Includes **10-Year** structural / **2-Year** system / **1-Year** workmanship

#### BATH FEATURES

- ◆ Luxury Master Bath
- ◆ Tile shower with tile mudpan in master bath
- ◆ **Kohler Archer** comfort height elongated commodes
- ◆ **Delta Dryden** 8" widespread faucets
- ◆ Tub/shower in Bath #2 with tile surround
- ◆ Granite vanity tops with undermount sink in master and secondary baths
- ◆ Frameless, heavy glass shower enclosure in master bath

#### EXTERIOR FEATURES

- ◆ Painted Brick exterior with Hardiplank exterior cornice material
- ◆ Architectural 30 yr. shingle
- ◆ **Bronze Plygem Windows** with simulated divided light (SDL) in front and clear on sides/rear
- ◆ **Schlage** smart deadbolt lock on entry door
- ◆ Finished (painted and trimmed) garage
- ◆ Belt drive deluxe garage door opener
- ◆ Round downspouts
- ◆ 2 exterior hose bibs
- ◆ Professionally designed landscape package
- ◆ Private Outdoor living area and patio

#### ELECTRICAL

- ◆ \$3,000 lighting allowance for interior lights
- ◆ Recessed cans (per plan)
- ◆ Under cabinet lights
- ◆ Decora switches
- ◆ Low voltage networking package

#### ENERGY EFFICIENT FEATURES

- ◆ **High efficiency furnaces and air conditioning**
- ◆ **Wifi enabled Thermostats**
- ◆ Gas tankless water heater
- ◆ Energy saving low E vinyl windows

A limited selection of optional and upgrade items are available. Meeting Street reserves the right to substitute materials, appliances or equipment which are substantially equivalent to those listed here. The Model Home includes special decorative upgrades and features that are not included in the base price of the home. Seller is not responsible for amenities planned therein, and any illustrations or representations regarding improvements are subject to change. Meeting Street Homes & Communities Features subject to change without notice. Prices are subject to change.



**Meeting Street®**  
HOMES & COMMUNITIES

Phone 980-689-6297  
www.meetingstreet.net

Exclusively listed by:



12/9/22



# Meeting Street<sup>®</sup>

HOMES & COMMUNITIES

## Meeting Street Towns At Providence

**Dues:** \$365.00 per month

**Capital Contribution:** \$730.00

**HOA Contact:** Lisa Delbusso  
[l.delbusso@meetingstreet.net](mailto:l.delbusso@meetingstreet.net)  
(704) 714-3078

**Dues Include:**

- Landscaping – including maintenance, mulch, trimming, etc.
- Irrigation of Landscaping
- Annual Termite contract on exterior
- Exterior Maintenance of the buildings and grounds.
- General Liability Insurance policy for the common grounds
- Reserves for all future exterior repairs and replacements
- Reserves for private drive maintenance

Information regarding Homeowners Insurance:

Homeowners insurance will be required for your home. Please consult your insurance provider and supply them with the current contact information and documentation regarding the H.O.A. They will need to evaluate what is or is not covered through the H.O.A. and recommend the appropriate type and amount of coverage needed for your home.