



## Welcome to 17803 Wilbanks Drive

Situated at the entrance to Snug Harbor Cove, this thoughtfully designed home flawlessly integrates the spectacular views with comfortable yet innovative design. Gorgeous solid Hickory hardwoods, unique ceiling details, heavy moldings, custom cabinet and closet storage, a luxurious spa bath and wonderful open kitchen are just a few of outstanding features. The deck and lower patio extend the length of the home for unparalleled views of the cove and main channel. The deck features tempered glass railings for safety and unobstructed sunset views. The lower level includes an impressive family room with entertainment bar/kitchen, 2 guest bedrooms with water views, 2 full baths and tons of basement storage. Upstairs you'll find a generous bonus room, full bath and 1200 square feet of heated & cooled storage space or future expansion. Boating enthusiasts will appreciate the covered dock with 7000 pound boat lift, Azek decking and floating dock. Best of all, you'll be just minutes from shopping & restaurants, Uptown, highway access and Charlotte Douglas International Airport!



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### STUNNING GREAT ROOM

An eye-catching 10' coffered ceiling with recessed lighting highlights the great room. Cozy gas log fireplace is flanked by custom built-in cabinets & shelves with accent lighting. A graceful arched transom window over the solid mahogany front door floods the foyer with wonderful natural light.

### WATER VIEWS EVERYWHERE!

The dining room overlooks the water and has a wrought iron chandelier & terrace doors.

A wall of windows and terrace doors to the deck provide incredible water views.

Just off the dining room is an inviting study with 10' ceiling, deep crown molding and access to both the screened porch and deck. A raised bar separates the dining area from the kitchen and makes a perfect spot for casual meals or guests to gather!



### DESIGNED FOR ENTERTAINING!

Don't miss the walk-in pantry with wine cooler & racks and built-in ice maker! Huge laundry room has tile floor and 21 feet of custom cabinets.



### DESIGNER KITCHEN

Golden Maple custom cabinets with Giallo Vicenza granite countertops accent the kitchen along with a contrasting center island, professional grade GE stainless steel appliances and Kohler sinks.







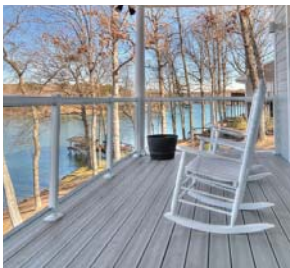
## MAIN LEVEL MASTER RETREAT

A 10' ceiling with tray accent highlights the master bedroom. Terrace doors open to the deck, a perfect place to unwind at the end of the day.

## LUXURY MASTER BATH

18' custom tile with inlay accent enhances the beautiful master bath.

An arched window over the Mirabelle soaking tub provides wonderful natural light. The 5'x8' executive shower features dual Kohler shower heads and tempered frameless glass. Dual vanities have granite tops & decorative mirrors and lighting. Two walk-in closets provide plenty of storage. All closets are enhance by custom closet shelving.



## SECURITY FEATURES

Security system includes driveway & dock sensors, 6 glass break sensors, 4 motion detectors, entry door detectors, multiple control pads, garage remote keypan even a totally enclosed concrete safe room!



## 2ND LEVEL BONUS ROOM & STORAGE

Dormer windows accent the large bonus or media room. The second level also includes a tiled bath, utility storage room and a 1200 square foot heated and cooled attic space for storage or future expansion.







### LOWER LEVEL RECREATION ROOM

Amazing lower level living space includes this generous family room with expansive water views. A kitchen with custom cabinets, granite countertops, refrigerator and dishwasher makes entertaining a breeze!

### GUEST BEDROOMS

Two guest bedrooms both have lighted ceiling fans, water views and great closet space.

The lower level also includes 2 full tiled baths, HUGE unfinished basement storage area and access to the safe room. Covered deck off the rec room stretches the length of the home and affords serene views of the cove.



### BOAT DOCK

Lakeside Marine constructed boat and floating dock feature Azek decking, 7000 pound boat lift & metal roof.



### OUTDOOR LIVING SPACE

From the cozy screened porch to the covered lower deck to the upper deck with tempered glass railings, you'll have so many options to relax or entertain!

