

NEWLY RENOVATED - LUXURY LIVING IN THE PENINSULA

18613 JOHN CONNOR RD | CORNELIUS NC | 28031

Location & Lifestyle

- **Lake Norman** is one of North Carolina's most desirable destinations, offering lakeside living with easy access to I-77, Charlotte Douglas International Airport, Uptown Charlotte, Birkdale Village, and a wide array of dining and shopping options.
- Situated in the **coveted Peninsula community**, featuring sidewalks, streetlights, and beautifully maintained common areas.
- Residents enjoy access to world-class amenities including golf, tennis, pickleball, swimming pool, fitness center, and three dining establishments at the **Peninsula Country Club**, all within walking distance to this home (*membership required*).
- Walking distance to the **Safe Harbor Peninsula Yacht Club**, which offers indoor/outdoor dining, a tavern, pool, outdoor bar cabana, boat access, and available boat slips (*membership and fees apply*).
- **Jetton Park**, a 104-acre lakefront park, welcomes you at the entrance to the community with walking trails, tennis courts, picnic areas, playgrounds, a sunning beach, and event space—no entrance fee required and leashed dogs are permitted.

Interior Highlights

- **Newly Renovated with over \$300,000 in improvements 2024-2025** - Move-in ready and meticulously maintained
- **3228 sq ft with Primary Suite on the main level**, featuring a newly redesigned bath with dual vanities, garden tub, updated lighting, mirrors, and his/her closets (2025)
- **Three bedrooms upstairs**, including one with a private ensuite and two sharing a newly remodeled bath (2024)
- **Bonus room** off the third bedroom—ideal for office, playroom, media room, or gym
- **New windows and skylights throughout** (2024)
- **Open floor plan** connecting the kitchen to the great room with a stone gas fireplace flanked by custom white oak built-ins and wood ceiling beams
- **All new Chef's kitchen with new Thermador Professional appliances:**
 - 48" Range; 54" Wall Hood; 42" Refrigerator & Freezer Columns; Speed Oven (2024)
- **Custom white oak cabinetry** with reeded accents, built-in pantry, quartz countertops, and 3-seat island (2024)
- **New custom dry bar** with custom white oak cabinetry and quartz countertops (2024)
- **New white oak 5" plank hardwood flooring** downstairs; designer carpeting upstairs
- **Curated lighting** in foyer, living, and dining rooms + new fans and recessed LED lighting (2024)
- **New staircase** with white oak treads, wrought iron spindles, and matching banister (2024)
- **Upgraded laundry room** with custom cabinetry, broom closet, and new lighting (2024)

Garage & Exterior Features

- **2-car garage** with epoxy flooring, cabinetry, slat walls, ceiling storage and keypad entry
- **New Clark Hall steel & glass front door** and replaced back door (2024)
- **Crawl space** features a vapor barrier and new dehumidifier (Aug 2024 – prior owner)
- **Toro 6-zone irrigation system** with programmable timer
- **New gas tankless water heater** (2024)
- **Freshly painted interior and exterior** (2024)
- **Plantation shutters** throughout (upstairs 2024)
- **Stucco warranty** – transferrable to new owner
- **EV charger** installed in garage (2024)
- **Wi-Fi enabled garage door opener** with battery backup
- **New porcelain exterior tile** on back patio and walk-up landing (2025) with retractable awning for afternoon shade and plumbed for gas grill
- Upgraded both lower & upper level Furnace and HVAC systems in 2013 with advanced Trane high Seer units (prior owner)
- Added Insulation throughout second floor to >R30, including 2" insulation on all doors leading to storage spaces (prior owner)