



H O M E S
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9247 Sherbourne Lane, Sherrills Ford

Additional Features & Information

Property Overview

Breathtaking Waterviews of Main Channel
2 Story/Basement with +/- 6000 HSF
4 Bedrooms, 3 Full Bath, 2 Half Baths
Oversized Two-Car Side Load Garage w/Room
for Elevation Parking
Hardcoat Stucco & Stone Exterior
.84 Waterfront Acres

Interior Features

Stone Travertine Floors & Handscraped Hardwoods
Gorgeous Cabinetry & Built-In Shelving
Gourmet Kitchen Granite Countertops, Viking Stove, Top of
the Line Double Oven & Built-In Refrigerator
Expansive 20' Ceilings in Living Room & Family Room
Curved Staircase & 5 Fireplaces
Unique 22nd Century Toilette
Master Suite featuring Double Door Entry, Private Access
to Lakefront Veranda and Fireplace
Master Bath featuring Travertine Heated Floors, Jacuzzi
Tub, Water Closet w/Bidet and Glassed/Open Shower
Oversized His/Hers Master Closet with Custom Shelving
Walk-In Wine Cellar
Basement offers Additional Bedroom/Office, Kitchenette,
Exercise Room, Billiards & Recreation Area, Mechanic's
Room, Central Vacuum System, & whole house stereo
component room, another bedroom/storage room, and
bathroom for guests.

Lakeside

200 +/- Feet on Waterfront
Sprawling Waterfront Verandas for Each Level
Allen Block Steps Leading to Water
100' Pier featuring Floating Dock, Boatslip and Lift
Covered Gazebo on Pier with Seating
Waterside Paradise perfect for Fishing, Lounging, Relaxing
in the Hammock, Playing Horseshoes, Building a
Lakefront Fire, or Tubing, Water Skiing & Wake-Boarding

Grounds

Beautiful Landscaping featuring Ever-Flowing Crepe
Myrtles, Azaleas, Evergreens and more
Private Cul-de-Sac Location with Long Private Drive
Complete Lawn and Vegetation Irrigation Covering the
Entire Grounds using the Lake
Abundant Wildlife including Jumping Fish, Beautiful Deer,
Blue Jays, Cardinals and Rabbits all Within View
Plenty of Room for a Pool

Other Features

Only 5 minutes to the Villages of Sherrills Ford (Currently
Under Construction) where Shopping, Dining and Other
Conveniences will be Located
Less than 10 minutes to Mooresville
Less than 45 minutes from Charlotte via Hwy 16
Community features Tennis Courts, Play Area, Clubhouse
with Swimming Pool and Walking/Biking Trails
HOA Fees: \$830 Yearly + Septic Inspection \$215 Yearly
2015 Property Taxes: \$7315

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Tour Through This Beautiful Home**

www.LKNHomes.com



Lifestyle Home Specialist

Maureen Roberge
BROKER/OWNER/REALTOR
BROKER-IN-CHARGE

17115 Kenton Dr., Ste 206-A
Cornelius, NC 28031
Direct: 704-323-9222
Maureen@LKNHomes.com