

1826 MONTAGE LANE

AIRLIE AT WRIGHTSVILLE SOUND



Intracoastal
REALTY CORPORATION



**BEATTY
PITTMAN**
TEAM





An exceptional new residence offered in the highly sought after Airlie at Wrightsville Sound Community by Hardison Building. Constructed for endurance, efficiency and elegance, this home brings an amazing opportunity to the market without the wait! A uniquely crafted floor plan that "elevates" the main living space to the second floor while offering a Primary Suite on both levels. Travel between floors by elevator or the astonishing single frame staircase wrapped in windows at the front of the home. The Gourmet kitchen is filled with Hollingsworth Custom Cabinetry, Wolf Appliances and quartz countertops complimented by the scullery and walk-in pantry. Marvel at the intricate moldings and custom designed ceilings throughout the home. While there's no shortage of natural light in the home, the outdoor spaces will be hard to resist all year round. Lounge by the Gunite pool with sun shelf and hot tub or entertain at the custom outdoor cooking station complete with Wolf grill, sink and beverage center. On the cooler evenings stay cozy with the two Bromic Porch Heaters! The level of expertise poured into the construction and attention to detail is something only appreciated in person.

features & upgrades

INTERIOR DESIGN BY ELLE A INTERIORS:

- Engineered hardwood throughout house
 - Urbana gas fireplace with cast stone surround
 - Polished nickel hardware
 - Elevator customized with white oak trim detail
 - White oak trim details in ceilings
 - Sherwin Williams Emerald Waterborne Paint for Trim
 - TruStyle Interior Solid Doors
 - Custom built closet designs
 - Moen polished nickel plumbing faucets
 - WOLF appliance package
 - Sub Zero Refrigerator
 - Custom cabinets from Hollingsworth cabinets
 - Kitchen scullery with pocket door, tile backsplash to ceiling, second dishwasher
 - Quartz countertops
 - Frameless glass shower doors on all showers
 - Washer/ Dryer upstairs and downstairs
 - Pre-closing walk through with builder representative
 - 6-year structural warranty with Residential Warranty Company
 - 1 year workmanship and material warranty
- PGT Sliding Glass Doors
 - Double Car garage with epoxied floor
 - Full House Gutters
 - (2) Platinum Smart Heat Bromic Heaters on porch
 - Gunite pool with sun shelf, fountains & hot tub
 - Custom built outdoor cooking area with Wolf grill and gas line
 - Wet bar with sink and beverage center
 - Exotic wood porch ceilings
 - IPE wood decking
 - Gas lanterns front porch
 - Tabby privacy wall with lush landscape package
 - Wired and plumbed for a generator

ENERGY EFFICIENT FEATURES

- Anderson Low E 4 smart Sun Glass
- Multistage outdoor HVAC units
- Open cell foam roof deck
- On Q low voltage panel
- Wireless extenders
- Uponor fused water lines
- Cast iron waste drops
- Smurf tube for fiber to panel
- Third party energy testing
- Rinnai tankless water heater
- 400-amp electrical service
- R 15 insulation in walls
- R 30 in select interior floors

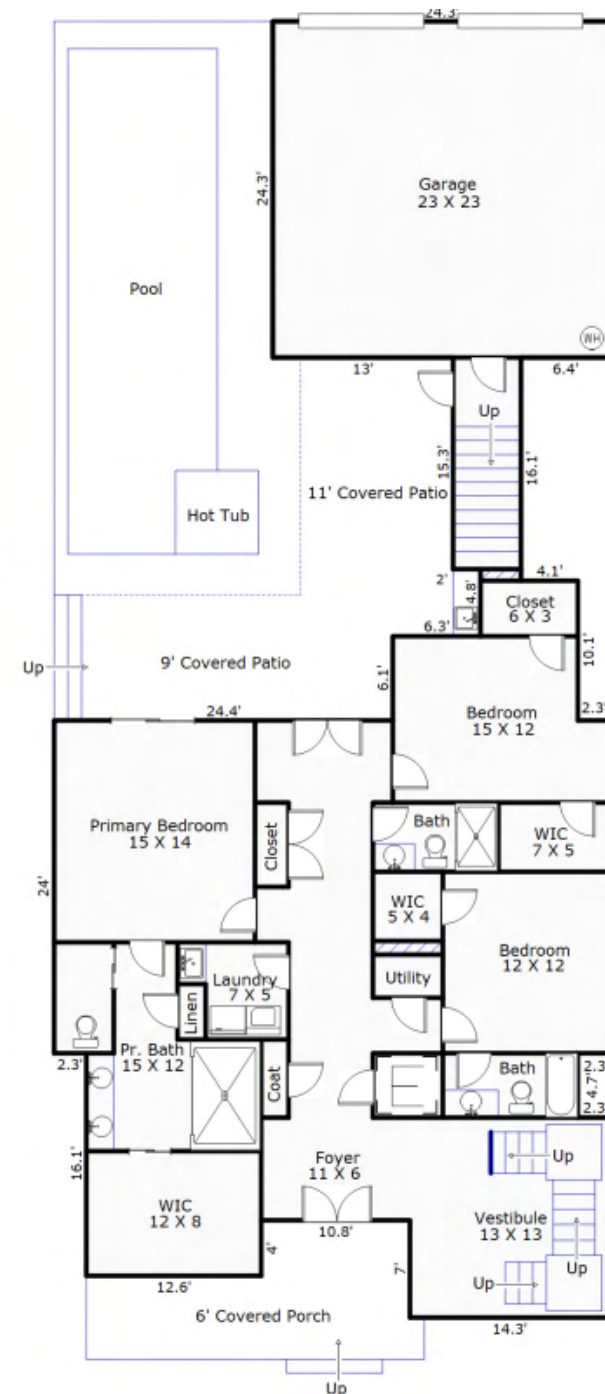
EXTERIOR:

- Landscape Design by Mihaly Land Design
- Cement Siding
- All metal roof
- Anderson Windows

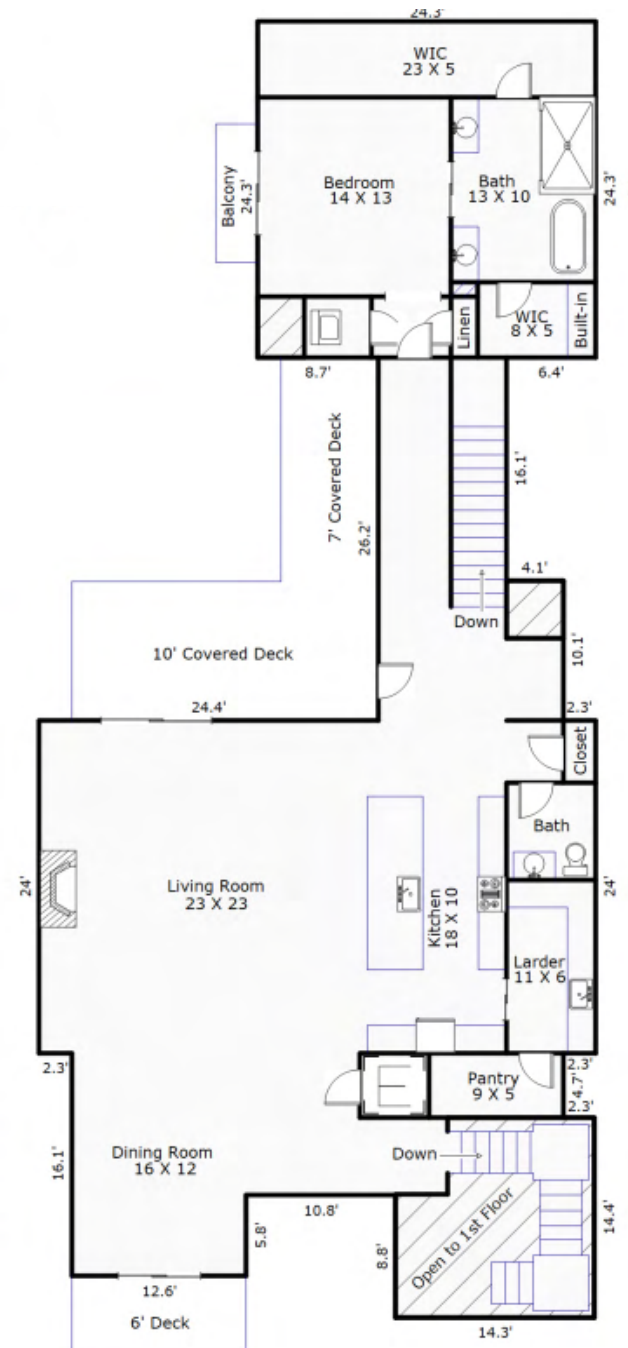
THE LUNA

LOT 23

FIRST FLOOR



SECOND FLOOR



4,013 TOTAL SQFT



Intracoastal
REALTY CORPORATION



**BEATTY
PITTMAN**
TEAM



DREW PITTMAN | KEITH BEATTY

(910) 612-6825 | (910) 232-4503

www.BeattyPittman.com