

JUST LISTED  
1200 ANDOVER ROAD  
COTSWOLD | CHARLOTTE NC



6

Bedrooms



6

Bathrooms



3

Car Garage



6,802 SQ FT



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JUST LISTED

1200 ANDOVER ROAD

COTSWOLD | CHARLOTTE NC 28211

Tucked within an exclusive neighborhood in Cotswold, 1200 Adover is a bespoke estate that effortlessly marries architectural grandeur with the comforts of contemporary living. From the moment you arrive, the home's white mortared stone exterior and handcrafted bronze metal roof make a striking statement—understated yet commanding. Step inside, and every inch reveals a commitment to excellence. The interior is a curated canvas of Sherwin-Williams' most elegant tones:

warm Shoji White, moody Rocky River, classic Accessible Beige, deep Pewter Green, and soft Alabaster, all harmonizing to create a sanctuary of serene sophistication. White oak tongue-and-groove ceiling details add an organic richness, lending warmth and texture to both intimate nooks and grand entertaining spaces.

The heart of the home is a chef's dream: a gourmet kitchen and scullery equipped for both everyday elegance and large-scale entertaining. An integrated 31-inch Miele coffee system is artfully concealed—hidden, yet always within reach—perfect for your morning ritual or after-dinner espresso.

With six spacious bedrooms, the home offers room to grow, host, and unwind. Two owner's suites, one on the main level and another upstairs, provide unmatched flexibility and privacy—each an oasis with spa-inspired baths, custom millwork, and walk-in closets designed with couture in mind.

Outdoors, the resort-style experience continues. A glimmering pool and elevated spa anchor the expansive backyard, where manicured grounds, a grilling porch, and multiple lounging areas invite endless entertaining under the sun or stars.

The three-car garage ensures convenience, while maintaining the clean lines and curb appeal that define the estate's luxury profile. This is more than a home—it's a custom-crafted lifestyle. Where design meets distinction, and where every detail tells a story of elevated living.

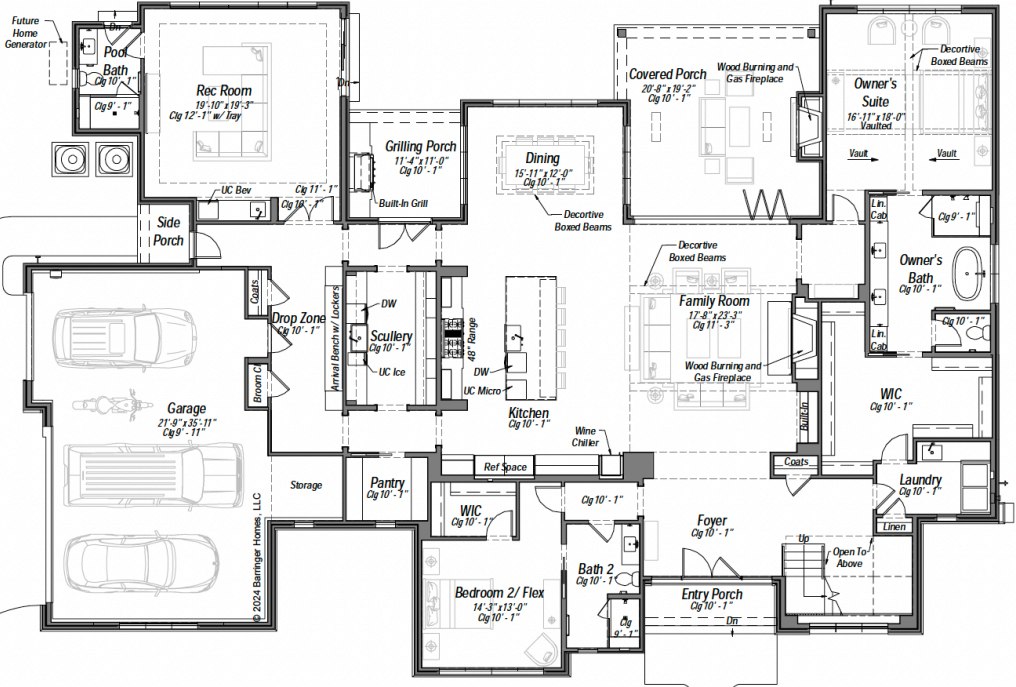
© 2024 Barringer Homes, LLC

Front Elevation

© 2024 Barringer Homes, LLC

Rear Elevation

# MAIN LEVEL



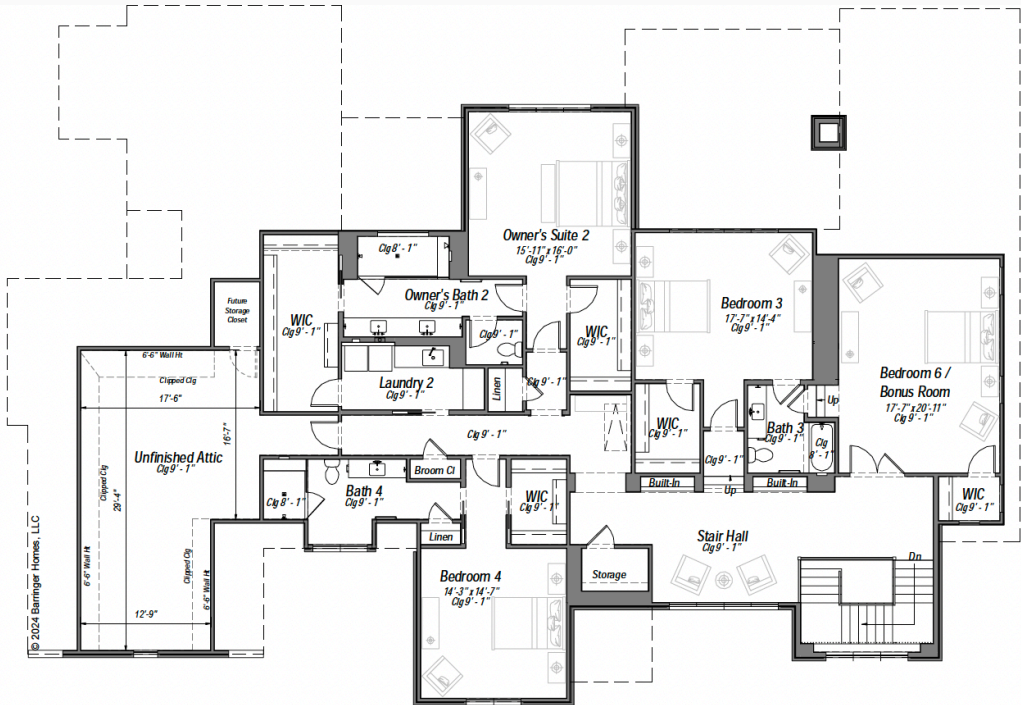
### Main Level

MAIN LEVEL HLA - 3,987 SQFT





# UPPER LEVEL

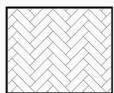


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UPPER LEVEL HLA- 2,815 SQFT

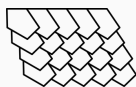


# EXTERIOR FEATURES



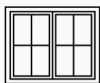
## EXTERIOR MATERIALS

- Exterior Nantucket Brick w/ Gray Mortar | Painted
- SW 9587 Mushroom Fiber Cement Siding | Painted
- SW 9587 Mushroom
- Stone Accents | El Dorado Stone, Limestone
- Porch Surfaces | Fantastic Royal, Leathered



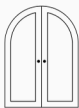
## ROOFING

- Shingle Color | Woodland Cedarwood Abbey
- Accent Metal Roof | Dark Bronze/ Fascia/SW 9587
- Mushroom Trim/SW 9587 Mushroom Columns |
- Gutter Color | Round Bronze



## EXTERIOR WINDOWS

- Pella Clad | Brown Exterior/ Primed Interior
- GBG window grids per plan
- Window screens are available as an upgrade



## EXTERIOR DOORS

- Front Door | Slimlite Steel, Luxury Bronze
- Garage Door | Model 5433 | Custom Wood Overlay, White Oak, Stain Grade White Oak



## SLIDING GLASS DOORS

- Signaure black, per plan



## CEILINGS

- Front Porch Ceiling- Minwax Weathered Oak
- Rear Patio Ceiling- Minwax, Weathered Oak



## PLUMBING

- Cast iron sewer line drops between floor levels
- RINNAI Natural Gas Tankless Water Heater w/ Recirculating Loop



## POOL/SPA OPTION

- Pool included with autofill sensors, raised fire feature w/linear burning, elevated wood Brazilian walnut deck
- and LED color lights



# INTERIOR SPECS

11' Ceilings in Great Room, 10' ceilings in the main floor areas, per plan, 9' ceilings on the second floor.

## Kitchen & Scullery

A true chef's dream, the kitchen is outfitted with top-tier appliances, including a Wolf range, Sub-Zero refrigeration, and a Bosch dishwasher — all seamlessly integrated for a polished look. A hidden Miele coffee machine adds an extra touch of luxury.

The kitchen and adjacent scullery are visually harmonious, showcasing a refined color palette of Accessible Beige, Shoji White, and Camp Marine — all Sherwin-Williams earth tones. White marble countertops in the main kitchen bring brightness and elegance, while the scullery offers a moodier contrast with dark soapstone, echoing the vibe of the adjacent pool bath. Brass appliance pulls provide a warm accent, tying the space together with timeless charm.

## Living & Gathering Spaces

The family room features a stunning marble fireplace, creating a cozy and elegant focal point. White oak beams enhance the tray ceiling, adding depth and character.

White oak built-ins continue the theme of natural sophistication, along with a custom arrival bench and drop zone enclosed for both style and utility.

## Bedrooms & Suites

This home offers two owner's suites one on the main level and one upstairs allowing flexibility for multigenerational living or elevated guest accommodations. Each suite is designed with comfort, privacy, and luxury in mind.

## Outdoor Living

A unique grilling area invites year-round entertaining, featuring natural stone in Fantasy Brown for a beautifully organic yet elevated finish. Whether it's quiet mornings or weekend gatherings, the outdoor space is as thoughtful as the interior.

This home is the epitome of timeless design — blending elegance, warmth, and function in every detail.



# BACKYARD RETREAT



- Step into a sanctuary of leisure and luxury with a custom-designed 16' x 43' saltwater pool and overflow spa, crafted to deliver a resort-style experience right at home.
- Surrounded by 721 square feet of sandblasted marble decking, the outdoor living area offers a slip-resistant surface that stays cool.
- The pool's pebble finish adds a touch of texture and shimmer, reflecting light beautifully throughout the day and providing a long-lasting, low-maintenance surface. Whether you're swimming laps or simply relaxing in the tranquil waters, this pool offers both performance and indulgence.
- At one end, a 6' x 8' elevated spa overflows gracefully into the main pool, creating a calming visual and auditory experience. With 8 powerful hydrotherapy jets, the spa offers restorative relaxation.
- This saltwater system enhances comfort by offering a gentler, more natural feel on skin and eyes, while minimizing maintenance needs and chemical use.
- Thoughtfully designed for both luxury and function, this pool and spa ensemble transforms your backyard into a year-round retreat.