

COMING  SOON

3608 MERRIFIELD

BARCLAY DOWNS | CHARLOTTE NC



Bedrooms



Bathrooms



Car Garage



4,986 HLA



DESIGN INSPO

KRISTI SMITH | 252-917-1830
MICHELLE BASNETT | 704-450-6480

KRISTI@BARRINGER-HOMES.COM
MICHELLEB@BARRINGER-HOMES.COM

BARRINGER HOMES

www.Barringer-Homes.com

COMING  SOON

3608 MERRIFIELD

BARCLAY DOWNS | CHARLOTTE NC

Welcome to your dream home at 3608 Merrifield Rd, nestled in the heart of Charlotte, NC in the Barclay Downs neighborhood.

This stunning residence boasts a generous 4,986 sqft of elegantly designed living space, featuring 5 beautiful bedrooms and 5.5 luxurious bathrooms, each blending modernity with classic comfort.

Step inside to a breathtaking two-story foyer that warmly welcomes you, leading to an expansive main living, dining, and kitchen area, accentuated by soaring 11-ft ceilings, grand windows, and exquisite custom beam details. The heart of the home, the kitchen, is a chef's delight, equipped with Thermador appliances, an expansive quartz island, and a hidden cabinet door that reveals a spacious scullery.

Entertain in style with the seamless indoor-outdoor flow from the dining room to the patio, complete with a masonlite wood-burning fireplace, built-in grill, and room for a pool and spa, making every moment at home feel like a luxurious escape. Embrace the charm of

Charlotte living, with walkability to schools, Symphony Park, SouthPark, Mall and tons of restaurants only moments away. This home isn't just a residence; it's a lifestyle waiting for you to embark on.

KRISTI SMITH | 252-917-1830
MICHELLE BASNETT | 704-450-6480

KRISTI@BARRINGER-HOMES.COM
MICHELLEB@BARRINGER-HOMES.COM

3608 MERRIFIELD ELEVATIONS



Front Elevation



© 2023 Barringer Homes, LLC



© 2023 Barringer Homes, LLC

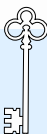


100

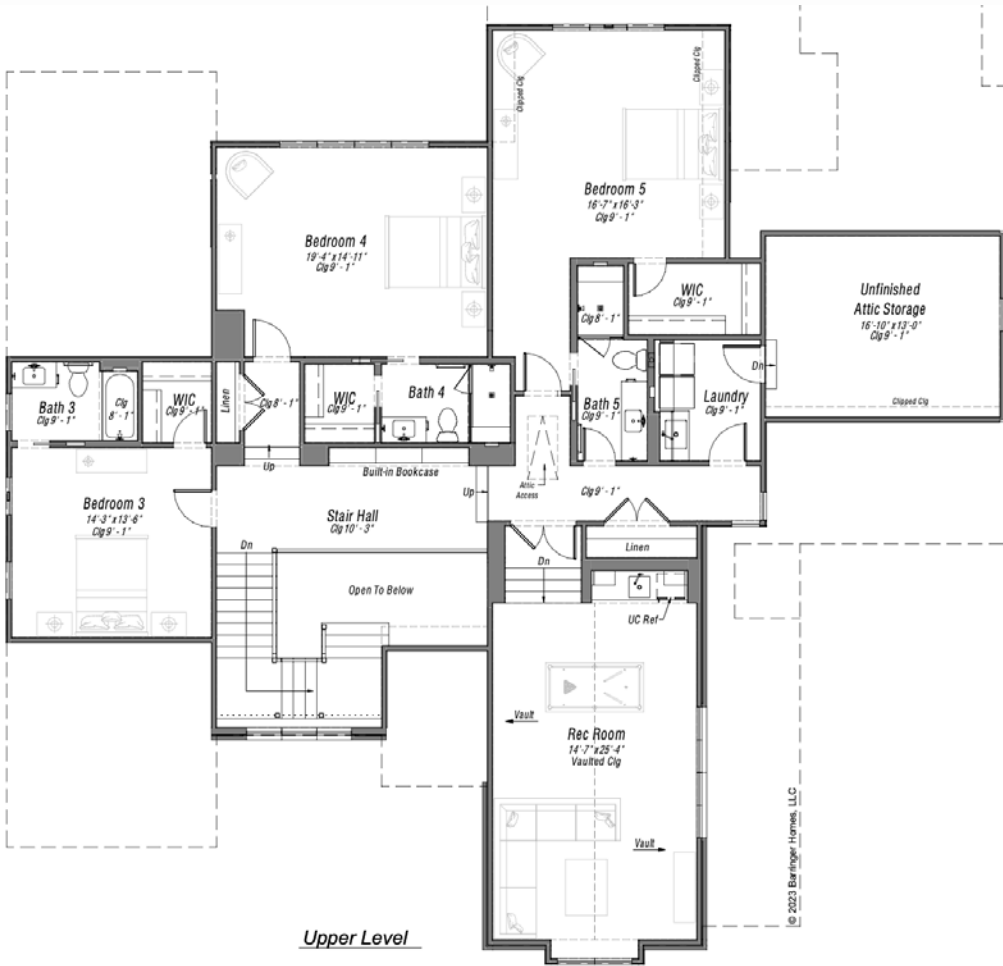
MAIN LEVEL



MAIN LEVEL HLA - 2,864 SQFT



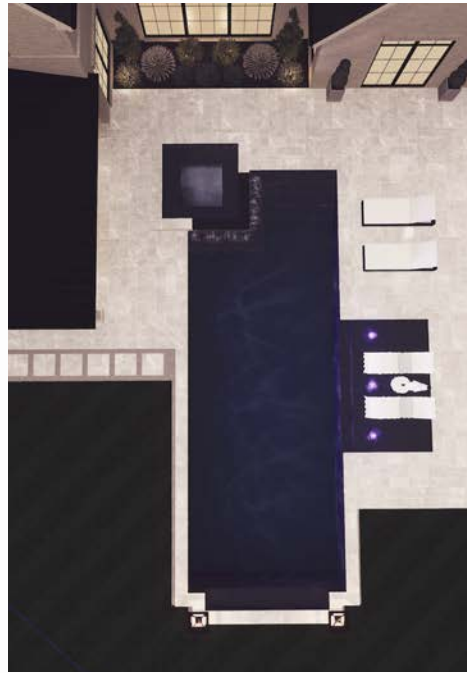
UPPER LEVEL



UPPER LEVEL HLA- 2,122 SQFT



POOL RENDERING



Designed by Michael Basnett | Pelican Pools and Design

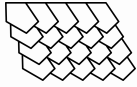


EXTERIOR FEATURES



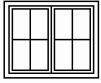
EXTERIOR MATERIALS

- Exterior Nantucket Brick | Painted SW 9587 Mushroom
- Fiber Cement Siding | Painted SW 9587 Mushroom
- Front & Rear Porch Surface | Limestone, Mediterranean Sea Shell in a 24x36



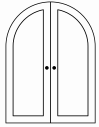
ROOFING

- Shingle Color | GAF, Woodland Shingles, Cedarwood Abbey
- Metal Accent Roof Color | Matte Black
- Soffit/ Fascia/ Trim/ Columns | SW 9587 Mushroom
- Gutter Color | Copper



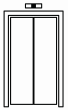
EXTERIOR WINDOWS

- Pella Lifestyle (Clad) Windows | Black Exterior/ Black Interior
- SDL window grids per plan
- Window screens are available as an upgrade



EXTERIOR DOORS

- Front Door | Luxury Black Steel, 8 LT Arched Top
- Garage Door Type | HAAS, Model # 9621, Glass: Glazed, 6-Pane, Clear
- Garage Door Color | SW 9587 Mushroom
- Exterior & Garage Service Door(s)- Insulated fiberglass painted



SLIDING GLASS DOORS

- Pinnacle Clad Black Bi-Fold Door



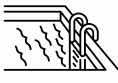
CEILING

- Front & Rear Porch Ceiling | 1X6 T&G Pine, Stained Minwax Weathered Oak



PLUMBING

- Tankless Water Heater w/ recirculating loop
- Cast Iron Drops



PREP COMPLETED FOR FUTURE POOL

- Gas stub out sized for 40,000 BTU heater
- 80 amp electrical circuit



HIGHLIGHTS

- Thermador Appliance Package | Including a 48" Range Cook Top, Column Fridge (30") & Freezer (18"), 30-Inch Professional Double Wall Oven
- (2) Thermador Panel Ready Dishwashers, Included Beverage Fridge in Wet Bar Upstairs Bonus
- Kitchen layout curated for those who love to cook and entertain | cabinets extends to the 10' ceilings, under-cabinet lighting & outlets are concealed for a clean sleek look. Step inside the hidden cabinet door that leads to the private scullery/pantry area
- Scullery/Pantry includes additional storage & shelving, 30" farmhouse single basin sink along w/ a dedicated space for an add't standard sized fridge
- Stunning 8'y 8' statement squared island w/ add't seating & tons of storage
- High end quartz and/or natural stone countertops & Walker Zanger tile throughout
- 6 1/2" French Oak Pre-Engineered Hardwoods Throughout |
- Main Level Primary Suite features vaulted ceilings w/ exposed beam details, large en-suite bathroom w/ zero entry shower, soaking tub & dual vanities w/ each having their own linen cabinet for ample storage
- Bedroom 2 on the main level is multifunctional flex room for a guest suite, play room/1st floor bonus room or private office. French doors give you a private access to the covered patio & backyard.
- Upstairs & downstairs laundry both equipped w/ cabinetry & utility sink
- 2nd Floor features 3 beds, 3 full baths & a step down bonus room w/ included wet bar & bev fridge.
- A few of the custom details included are..
 - 11+ft ceilings in the living room & dining/kitchen area, Dining & kitchen are complimented by a tray ceiling detail w/ exposed beams.
 - Fluted stained wood detail in Foyer
 - Sophisticated bookcase design w/ picture light ambiance as you walk up the stairs to the 2nd floor hallway
 - Custom Drop zone design TBD
- Allowances are dependent on time of construction
 - Closet/Linen Allowance- TBD
 - Landscape/Irrigation/Uplighting- TBD
 - Fence-TBD
- Exterior perks include
 - 3 car garage
 - Masonlite Wood Burning Fireplace w/ gas starter
 - (2) Outdoor inset heaters included
 - Built in grill station w/ 30" grill
 - Sealed Crawspace w/ dehumidifier
 - Steel french doors in the primary suite for easy access to backyard relaxing



ELECTRICAL FLOOR PLAN



MAIN FLOOR

SECOND FLOOR



Upper Level Electrical



COMMUNITY

BARCLAY DOWNS | CHARLOTTE NC



Get to know Barclay Downs, one of the most sought after neighborhoods in CLT. This community provides both a unique blend of suburban tranquility along w/ urban convenience . Located within walking distance to South Park mall, a variety of restaurants & retail makes this location just one of the many reasons why people want to live here. .



ABOUT US

With a focus on quality craftsmanship and attention to detail, Barringer Homes is a rare luxury homebuilder that provides a high-end, curated product featuring open floor plans and top-of-the-line finishes to the most selective clients. We are a boutique builder with a dedicated and approachable team that strives to anticipate and accommodate a homebuyer's needs throughout the process from start to finish. Together we share the passion, vision, and expertise in providing a top-notch customer experience that culminates in the delivery of a house you love to come home to.