

1064 GREYLYN DRIVE

Matthews, North Carolina | Weddington Schools

PRIVATE MODERN ESTATE

1.58 Acres | 5,500+ SF Under Roof
4,125 SF Heated | 4-Car Garage | Guest House

Transformed since 2022 through a comprehensive owner investment of exceptional scale and quality.

THE ESTATE

- **1.58 acres** on a quiet cul-de-sac, fenced grounds
- **Dual LiftMaster smart gates**, WiFi-controlled access
- **Oversized circular drive** with guest parking, fully gated
- **4-bay garage capacity** (2 attached + 2 detached)
- **Security cameras** positioned around the property
- **Exterior lighting** and landscape lighting throughout

DESIGNER INTERIOR

- **Oversized black steel pivot door** at the entry
- **Brand-new kitchen** with custom walnut cabinetry
- **Waterfall quartz island** with matching backsplash
- **New stainless ZLINE** professional appliance suite
- **Brazilian walnut hardwoods** across the entire main floor
- **Spiral staircase** refinished in matching Brazilian walnut
- **Private-entrance suite** ideal for in-laws or guests
- **Rooftop terrace** (397 SF), loft, and flexible bonus rooms

SYSTEMS & TECHNOLOGY

- **Rooftop solar array** + Tesla charger
- **Dual-zone heating and AC** on upper and lower levels
- **Hardwired fiber internet** to the accessory building
- **Smart home control** for gates and pergola
- **Irrigation system** serving the rear grounds

RESORT-STYLE BACKYARD

- **20 x 40 heated pool** with 8 x 8 raised spa
- **Sheer-descent waterfalls**, benches, tanning ledge
- **Smart louvered pergola** over a turf lounge courtyard
- **Marble hardscape decking** surrounds the pool
- **Fully fenced pool area** with landscape lighting

ACCESSORY BUILDING — 1,325 SF

- **Private living quarters** (444 SF finished)
- **Kitchenette, full bath**, and washer/dryer
- **Finished, conditioned loft** for sleeping or play
- **Deck overlooking the pond**

COLLECTOR'S GARAGE — 880 SF

- **Fully conditioned** oversized double garage
- **Radiant-heated concrete floors** throughout
- **Polyaspartic floor coating**
- **Wired for car lift** and EV charging
- **Plumbed pressure washer**
- **Hot and cold** exterior faucets

LOCATION & SCHOOLS

- **Top-ranked Antioch Elementary**
- **Weddington Middle** and Weddington High
- **Quick access to I-485** and SouthPark/Ballantyne
- **Built 2015**; lives like new construction

5,500+

SF UNDER ROOF

4,125

SF HEATED

1.58

PRIVATE ACRES

20x40

HEATED POOL

4

GARAGE BAYS

2022

TRANSFORMED

Mitch Boraski, MBA

L1ST Real Estate Group | eXp Realty | CLHMS, GUILD
listregroup.com

Information deemed reliable but not guaranteed. Buyer to verify all details.

Home permitted for 4 bedrooms per Union County septic permit.